

# 1 THE DEVELOPMENT PLAN IN CONTEXT

## 1.1 Introduction

This is the Carrick on Suir Town Development Plan 2013 (COSTDP) prepared by Carrick on Suir Town Council hereafter referred to as 'The Council'<sup>1</sup>. The Development Plan is the main public statement of planning policies for the local community. It is the blueprint for the planning and development of Carrick on Suir for the next six years. The Plan Area is set out in the Land Use Zoning Map 1. The Plan sets out the land use, amenity and development objectives and policies of the Planning Authority for the lifetime of the Plan. The COSTDP was adopted at the Council at a Special October Meeting on the 29<sup>th</sup> October 2013 and the Plan came into effect on the 26<sup>th</sup> November 2013. Following the adoption of the Plan, the Minister of State for Housing and Planning (Department of the Environment, Community and Local Government) issued the Planning and Development (Carrick on Suir Town Development Plan 2013) Direction 2013, 29<sup>th</sup> January 2014. The changes required by the Direction have been reflected in this Plan.

## 1.2 Composition of the Development Plan

This Plan has been prepared in accordance with the requirements of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended) and replaces the COSTDP 2008. The Plan consists of a written statement, appendices and maps (Maps 1 – 4 are inserted after Section 10).

The written statement contains the following sections;

- Section 1 - The Development Plan in Context
- Section 2 - Vision Statement & Strategic Issues
- Section 3 - Town Centre Strategy
- Section 4 - Economy, Employment and Innovation
- Section 5 - Tourism
- Section 6 - Infrastructure
- Section 7 - Housing
- Section 8 - Amenity, Built and Natural Heritage
- Section 9 - Community & Social
- Section 10 - Development Management Guidelines

### 1.2.1 Strategic Environment Assessment

Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme. In accordance with the requirements of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended), the Planning Authority having considered the flood risk associated with the Plan, existing infrastructure and the development likely to occur within the Plan area, proceeded to the Scoping Stage as the Planning Authority considered that SEA was required. The Environmental Report prepared as part of the SEA is included as Appendix 1.

<sup>1</sup> It should be noted that Carrick on Suir Town Council may cease to exist after June 2014. Thereafter, the Town will come under the jurisdiction of Tipperary County Council.

### 1.2.2 Appropriate Assessment

The preparation of the Development Plan was subject to Appropriate Assessment (AA) Screening was carried out to determine the impact of the implementation of the Plan on the Natura 2000 Network of European Sites comprising both Special Areas of Conservation (SAC's, including candidate SAC's), and Special Protection Areas (SPA's, including proposed SPA's). Having considered the location of the plan area relative to the Natura 2000 sites and the scale of projected growth for Carrick on Suir over the lifetime of the Plan it was determined by the Planning Authority that AA was required and is attached as Appendix 2.

### 1.2.3 Flood Risk Assessment

Carrick on Suir Town Council have prepared a Flood Risk Assessment as part of the review of the Development Plan and the preparation of a new Development Plan for the area. The Flood Risk Assessment is included as Appendix 3. The findings of the Flood Risk Assessment have been incorporated into this Plan ensuring that lands at risk of flooding have been zoned for appropriate land uses.

### 1.2.4 Maps

The maps attached to this COSTDP 2013 provide a graphic representation of the proposals of the Plan, illustrating land-use, conservation designations and other management standards together with the development objectives of the Council. Should any conflict arise between the maps and the written statement, the written statement shall prevail.

## 1.3 Relationships with other Plans/Guidelines

In preparing this Development Plan the Council has had regard to all Ministerial Guidelines, the National Spatial Strategy 2002 - 2020 (NSS) and the Regional Planning Guidelines for the South East Region 2010 - 2022 (RPG's) as well as the relevant policies and objectives set out in the following principle documents;

- National Development Plan 2007 - 2013
- Smarter Travel A Sustainable Transport Future
- Sustainable Development: A Strategy for Ireland 1997
- National Climate Change Strategy 2007 - 2012
- The Water Framework Directive 2000
- Development Plan Guidelines 2007
- Spatial Planning & National Roads Guidelines for Planning Authorities 2012
- The Planning System and Flood Risk Management Guidelines 2009
- Guidelines for Planning Authorities - Retail Planning 2012
- Sustainable Residential Development in Urban Areas 2009
- Sustainable Rural Housing Guidelines for Planning Authorities 2005
- Delivering Homes, Sustaining Communities 2007
- South Tipperary County Spatial Strategy 2002
- South Tipperary County Development Plan 2009 - 2015
- Waterford County Development Plan 2011 - 2017
- South Tipperary County Strategy for Economic, Social and Cultural Development and any review of same

The content of each of these policy documents and the arising implications for the COSTDP 2013 are set out under Appendix 4 – Policy Context. The manner in which the Planning Authority has implemented the policies and objectives of the Minister as contained in the Section 28 Guidelines is set out under Appendix 4 – Policy Context.

## **1.4 The Plan, the Elected Members & the Community**

The making of this Development Plan is the reserved function of the Elected Members of Carrick on Suir Town Council. In order to fully involve the community and to ascertain the needs and aspirations of the people, the Planning Authority undertook extensive pre-plan consultations with all stakeholders, the public, elected representative (in workshops) and service providers.

### **1.4.1 Workshops with the Elected Representatives**

All submissions received during the Pre-Draft Public Consultation Period were summarised and considered in a Manager's Report which was circulated to the Elected Members in May 2012. Following the consideration of submissions a Proposed Draft COSTDP 2013 was prepared and circulated to the Elected Members for their consideration in September 2012. Elected Members Workshops to discuss the Draft COSTDP 2013 were facilitated in October and November 2012 before the Draft was agreed and made available for public inspection on the 23<sup>rd</sup> November 2012. A further period of public consultation was undertaken on the Draft Plan from November 2012 – February 2013. Arising from this period of public consultation and following a number of Elected Members workshops material alterations were proposed to the Draft Plan which was finally adopted at the COSTC Special October Meeting on the 29<sup>th</sup> October 2013 and the Plan came into effect on the 26<sup>th</sup> November 2013.

### **1.4.2 The Community & Public Participation**

Notice of the Pre-Draft Public Consultation Period was published in the Nationalist on the 9<sup>th</sup> February 2012 (see Appendix 5 – Public Notice) and on [www.carrickonsuir.ie](http://www.carrickonsuir.ie) and [www.southtippcoco.ie](http://www.southtippcoco.ie). The existing Development Plan, Two Year Progress Report on the existing Plan, Issues Paper, Background Paper and Environmental Screening Documents were available for viewing at the offices and on the websites of Carrick on Suir Town Council and South Tipperary County Council from the 10<sup>th</sup> February to the 10<sup>th</sup> April 2012. Submissions were invited during this time. The Issues Paper and Background Document were circulated to the Prescribed Bodies in addition to a wide number of stakeholders within the Plan area. A Public Meeting also took place at the Carraig Hotel on the 7<sup>th</sup> March 2012. The issues raised at the Pre-Draft Public Meeting (Appendix 6 – Findings of SWOT Analysis undertaken at Pre-Draft Public Meeting) and the written submissions received during the public consultation period informed the framework of the Draft Plan. A further period of public consultation was undertaken on the Draft Plan from 23<sup>rd</sup> November 2012 – 11<sup>th</sup> February 2013. Written submissions were invited and a public meeting was held on the 9<sup>th</sup> January 2013 in Carrick on Suir. Further to this consultation period material alterations were proposed to the Draft Plan. The proposed material alterations were subject to public consultation from the 26<sup>th</sup> July to the 30<sup>th</sup> of August 2013 and the Plan was adopted on 29<sup>th</sup> of October 2013 by Carrick on Suir Town Council.

## **1.5 Monitoring of the Development Plan**

The Development Plan will be monitored in accordance with the Planning and Development Act 2000 (as amended) and the Development Plan Guidelines for Planning Authorities (DoEHLG). This Development Plan includes for Specific Actions, it is desirable that the Specific Actions be achieved over the lifetime of the Plan and that they are capable of being monitored. A report will be prepared within two years of the making of the Plan to set out progress achieved in securing the objectives of the Plan.

### 1.5.1 SEA & Monitoring

Article 10 of the SEA Directive requires Member States to monitor the significant environmental effects of the implementation of plans and programmes. The monitoring strategy for the assessment of the environmental effects of the implementation of the Plan is set out in Section 7 of the Environmental Report (Appendix 1 – SEA Statement and Environmental Report). Monitoring of the implementation of the Development Plan objectives and any resulting environmental effects that may arise will be carried out in tandem.

### 1.6 Strategic Location of Carrick on Suir

Carrick on Suir is serviced by the N24 Waterford – Limerick National Primary Route which runs through the centre of the town. The town is located on the Waterford – Limerick Rail Line and the train station is located to the north east of the town centre. Carrick on Suir is located 22km from Clonmel and 27km from Waterford City, and has strategic rail access to Limerick and Waterford. The Plan area comprises 946 ha and includes Carrick on Suir town and the surrounding rural area (see Land Use Zoning Map 1, Figure 1 from the NSS and Figure 3 Core Strategy Map).

Carrick on Suir has been targeted for growth at a regional level having regard to its strategic location within the region (Figure 2), capacity for growth and potential to deliver on the core objectives of critical mass and balanced regional development. Carrick on Suir is identified as a Secondary Service Centre in the County Settlement Strategy included in the County Development Plan 2009 – 2015 (CDP). The identified role of the Secondary Service Centres is to act as service centres for their hinterlands and to drive development within their catchment areas.

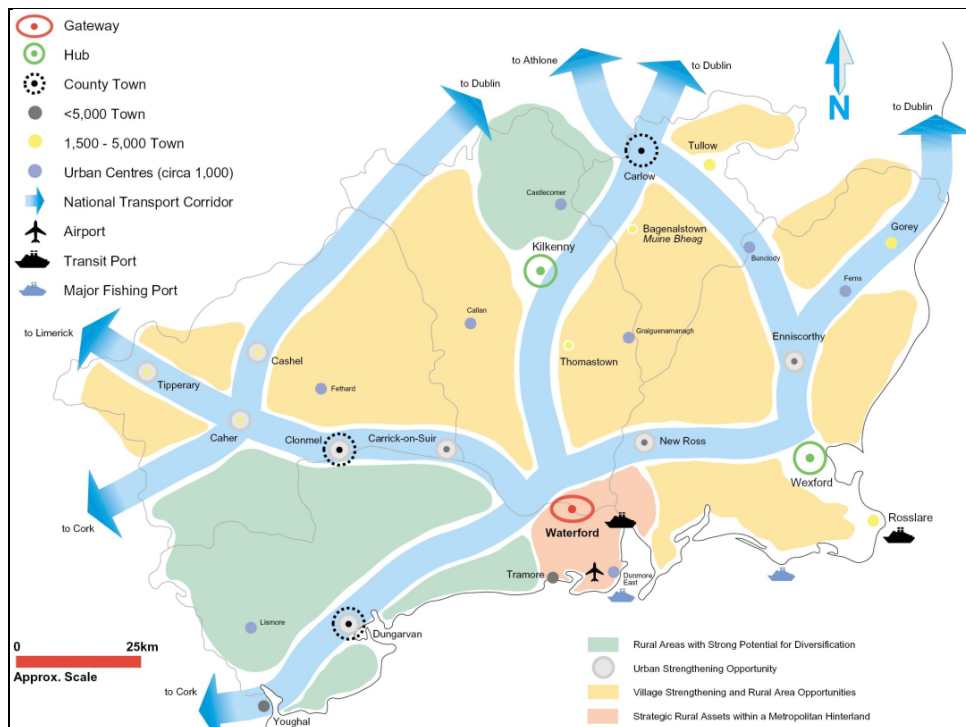


Figure 1: Carrick on Suir in the context of the National Spatial Strategy

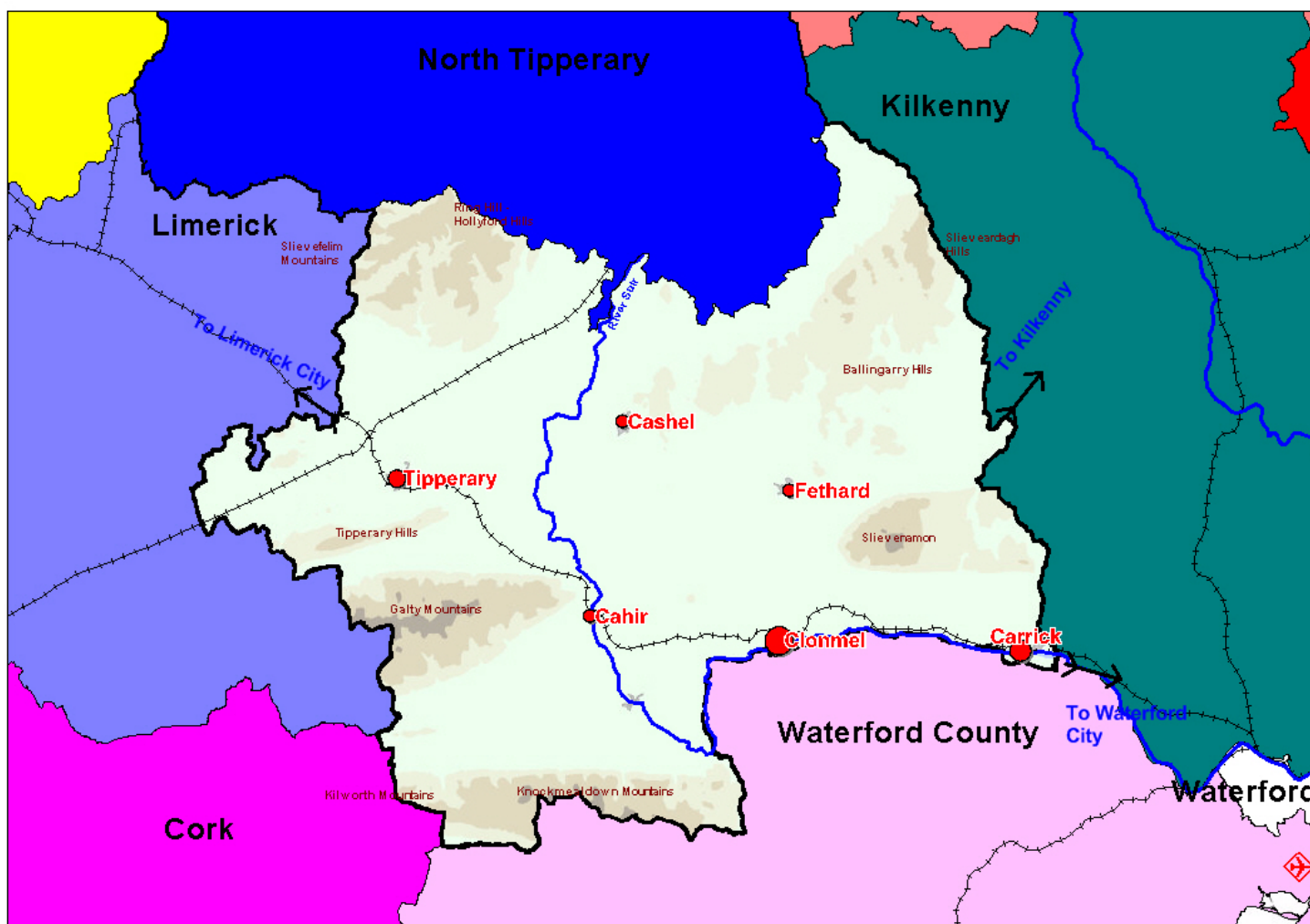


Figure 2: Location of Carrick on Suir in a County Context

## 2 VISION STATEMENT & STRATEGIC ISSUES

### 2.1 Vision Statement

The Vision Statement is based on the role of Carrick on Suir as defined in national, regional and local planning policies and reflects the aspirations of the people and stakeholders as outlined in the Pre-Draft submissions/observations received, in addition to the results of the SWOT analysis undertaken at the public meeting on the 7<sup>th</sup> March 2012. The Vision Statement is as follows;

*“To develop Carrick on Suir as a balanced settlement, centred on a strong and vibrant town centre, to build on the location and heritage strengths of the town; to develop a sustainable tourism industry in order to offer a high quality of life for residents and to support the wider hinterland from an economic and service perspective. To promote the town as an attractive settlement in which to do business, reside, visit, recreate in and enjoy so as to balance the demands of a vibrant economy with the need for a healthy and sustainable environment and to ensure the protection of the unique built, cultural and natural heritage of the area”.*

### 2.2 Strategic Issues

The Strategic Issues set out under this section have been identified having regard to the Core Strategy requirements of the Planning and Development Act 2000 (as amended), consultation with prescribed authorities and stakeholders and issues raised at the Pre - Draft Public Consultation Stage. The Strategic Issues to be addressed under this COSTDP 2013 namely the Core Strategy Requirements (Section 2.2.1); Employment and Education (Section 2.2.2) and Infrastructure (Section 2.2.3) are discussed below.

#### 2.2.1 Core Strategy

The Planning and Development Act 2000 (as amended) require this Development Plan to demonstrate that its objectives are consistent with the National Spatial Strategy and the Regional Planning Guidelines (RPG's) in place for the region and associated population projections; this is referred to as a Core Strategy. In line with the provisions of the Planning and Development Act the Core Strategy must contain;

- (a) A **Written Core Strategy Statement** outlining the origins and broad aims of the strategy, including the population targets or allocations for the plan period 2013 - 2019
- (b) A **Core Strategy Map** depicting how the Planning Authority anticipates the area will develop over the plan period and in line with the availability of infrastructure, services and amenities.
- (c) A **Core Strategy Table** summarising the key statistics in the Core Strategy as regards the distribution of future population and housing and its alignment with the RPG's

#### **Core Strategy Statement**

National and Regional Planning Policy identify Carrick on Suir as a town with in excess of 5,000 population located on a National Transport Corridor between the gateways of Waterford and Limerick/Shannon. The town provides a good base for population and services which will attract development opportunities, investment and employment additional to those that need to be located in or near the gateways. In preparing the Plan, the Planning Authority has had regard to the strategic aims of the NSS and the RPG's. It is the Development Plan and its Core Strategy that establishes the manner in which development and growth will be encouraged and guided at a local level.

Provision for a Core Strategy was introduced under the Planning and Development Amendment Act 2010. It is now a requirement for Planning Authorities to consider accurate population growth and subsequent residential land requirements. The Plan therefore now identifies lower population growth and a requirement for less land zoned for residential use. Having fully considered the role and function of Carrick on Suir in addition to its strengths, weaknesses, opportunities and threats it is proposed that the focus of the Plan should be on the development of a strong and vibrant town centre, quality residential communities, employment generation through development of a thriving tourist industry, all supported by a attractive environment. Light and general industries and commercial enterprises will continue to be supported but the focus of the Plan shall be on the sectors capable of providing the most return to the town and its communities.

The Planning Authority had regard to the Guidelines for Planning Authorities - Retail Planning 2012, the South Tipperary County Retail Strategy 2010 and the South Tipperary Retail Development Programme 2012 in the preparation of the Draft Plan. Specific policies and objectives have been included in relation to;

- The identification of a retail hierarchy
- Maintaining the vitality and vibrancy of the Town Centre
- The location and scale of new retail development
- The application of the sequential approach for new retail development
- Identification of criteria for the assessment of retail development

The development of the town centre is addressed under Section 3 (Town Centre Strategy).

The COSTDP 2013 demonstrates compliance with the population projections set out in the RPGs and under the Settlement Strategy included in the South Tipperary County Development Plan 2009 - 2015 (i.e. 2019 target population of 7,042 and assumed 2013 population of 6,586) but also acknowledges that the current population and therefore the assumed 2013 population is now lower than previously anticipated (i.e. 2013 population to be approximately 6,156 based on 2011 Census and recent population growth patterns). The Core Strategy ensures that there are sufficient residentially zoned lands available within the town to encourage and facilitate a population growth. The manner in which population projections have been incorporated into the COSTDP is set out in the Core Strategy Table (Table 1).

### ***Core Strategy Table***

There were 19.05 ha zoned for Phase 1 Residential Development and a further 70 ha zoned for Phase 2 Residential Development under the COSTDP 2008. It is proposed to reduce residentially zoned land to 17.58 ha in Phase 1 and 18 ha in Phase 2 respectively in order to satisfy Core Strategy requirements. The manner in which the required residential land has been calculated is set out in the Core Strategy Table, overleaf, and residential development within the Plan area is fully addressed under Section 0 Housing.

### ***Core Strategy Map***

In accordance with the Planning and Development Act 2000 (as amended) and the Guidance Notes on Core Strategies issued by the DoEHLG in November 2010, a Core Strategy Map (Figure 3) has also been included and identifies the town centre, retail centres, the existing built up area, existing and new industrial sites and areas for significant greenfield/brownfield development. The main public transport facilities are also identified on Figure 3.

Carrick on Suir Town Development Plan 2013	Population Growth Required to meet 2019 target	Housing Requirement [1]	Res lands required. (including for additional 3 years supply)	New Res lands under COSTDP 2008	Proposed Zoning	Housing Yield Residential Lands [3]	Potential housing on lands zoned for other uses [4]	Total Housing yield [5]	Shortfall /Excess
Core Strategy	456	182	16 ha	89.5 ha	17.58 ha Phase 1	298	60	662	+ 308
Census Results 2011	886	354	31 ha		18 ha Strategic Reserve [2] (Phase 2)	304			
Total	886	354	31 ha		35.58 ha	602			

Table 1: Core Strategy Table

- [1] Using an average household formation of 2.5 for Carrick on Suir, source was the CSO [http://census.cso.ie/sapmap2011/Results.aspx?Geog\\_Type=LT&Geog\\_Code=35014#T1\\_100](http://census.cso.ie/sapmap2011/Results.aspx?Geog_Type=LT&Geog_Code=35014#T1_100)
- [2] This land is currently surplus to requirements and proposals for the development of such lands for housing will not be considered for development purposes during the plan period unless the requirements of the Justification Test are satisfied;
- [3] Number of housing units that may be provided at a density of 17 units/ha. The use of this average density to determine the residential land requirement will not preclude residential development at alternative densities.
- [4] New residential development may occur on land zoned for existing residential development, town centre development, agricultural development and social and public development.
- [5] Total number of units that may be provided on residentially zoned lands and on lands where residential land use is permitted/open for consideration.



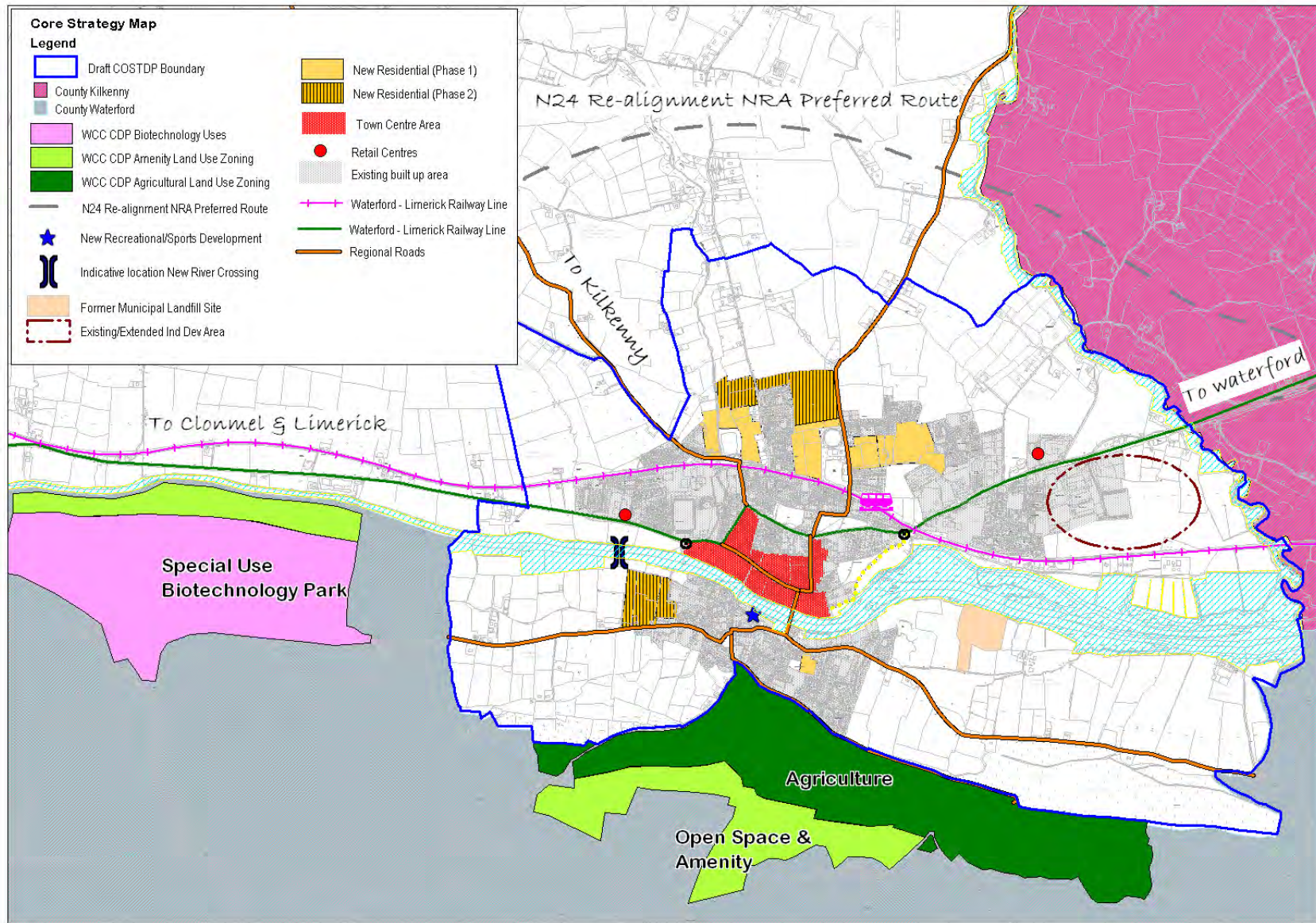


Figure 3: Core Strategy Map

### 2.2.2 Employment & Education

During the Pre-Draft Consultation Period the availability of industrial floorspace was identified as an opportunity within the town whilst rising unemployment, shortage of hotels, reduced industrial activity and emigration leading to brain drain were identified as threats. There is no large scale employer operating within Carrick on Suir and unemployment is seen as a serious issue for the town at the present time and where it is within its power to do so, the COSTDP 2013 seeks to address these issues. Employment is dealt with in more detail under Section 4 Education, Economy & Employment .

Over the lifetime of the COSTDP 2013 there will be a requirement for 845 primary school places and 599 post primary school places within the Plan area<sup>2</sup>. A survey of existing facilities found that there is sufficient capacity within existing facilities to meet demand over the lifetime of the Plan. In addition, this Plan also provides for a new education campus to the north of the Pill Road at Tinvane (see Section 4 for more detail).

It is of concern that education attainment within the degree/diploma and professional qualification bracket in the town is below the national and county average. Waterford Institute of Technology and the Limerick Institute of Technology (Clonmel Campus) should be promoted as accessible colleges for local students. It is considered that education attainment is likely to improve as a result of such focused campaigns.

Whilst there are a number of ongoing initiatives by various agencies seeking to address the issue of education in the Plan area, there is also a role for the Development Plan in ensuring that the policies and objectives of the Development Plan facilitate and enable appropriate education and industrial/employment development opportunities.

### 2.2.3 Infrastructure

The N24 National Road passes through Carrick on Suir Town and traffic volumes at peak times, associated congestion and noise levels result in health and safety issues and detract from the aesthetics, living environment and economic potential of the town. The N24 forms a barrier between the town centre services and amenities and the residential areas to the north. There are proposals for a N24 Bypass of Carrick on Suir but due to unfavourable economic conditions the delivery of this route may be deferred. It will remain a strategic action of the Plan to highlight the urgent need to remove through traffic from the town centre and in the interim to examine alternatives such as traffic management and improved traffic distribution to alleviate the negative impacts referred to above.

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<sup>2</sup> Derived from Department of Education and Skills guidance which calculates that 12% of the population at any given time is of primary school going age and that 8.5% of the population at any time is of post primary school going age.

### **2.3 Delivering the Strategic Vision**

The Core Strategy Map (Figure 3) highlights the vision of the Plan and how it will be delivered. The policies and objectives of the Plan reflect the broad visual representation set out in the Core Strategy Map. This provides for;

- A strong, vibrant and dynamic town centre which has good pedestrian and cycle connections to the surrounding facilities and amenities along with amenity walks/pedestrian and cycle paths linking areas of industry to the town centre, the River Suir and educational facilities etc. The delivery of a significant town centre retail development would also be desirable and in conjunction with an increase in comparison shopping units trading in the town will result in a strong retail centre.
- Improvement of the tourism product and supporting infrastructure within the town.
- New recreational/sports facility within the town centre on the southern bank of the River Suir at the Co-op Site and the Bog Field.
- Good quality balanced residential development providing a range of housing type and choice including serviced sites to cater to the housing market.
- Facilitating increased employment is central to the Draft Development Plan.
- Sufficient and appropriately located and serviced light industrial and general industry lands. Good linkages to the Train Station.
- Measures aimed at reducing traffic congestion on the Main Street and provision for a reservation corridor for a new river crossing.
- The Draft Plan is also supported by a Strategic Flood Risk Assessment which ensures that lands at risk of flooding are identified for appropriate uses.

### 3 TOWN CENTRE STRATEGY

One of the strategic objectives of this COSTDP 2013 is the development of a strong and vibrant town centre that meets the retail and service needs of the hinterland in addition to offering a pleasant and attractive environment for shopping, tourism, business, recreation and living. The submissions made at the Pre-Draft Stage in addition to comments received from the local community and the Elected Members indicate that the main barrier to the development of the town centre is the current congestion and poor traffic movement on Main Street (also addressed under Section 6 Infrastructure). This Section deals with enhancing the quality of the Town Centre, the County Retail Strategy, Public Realm, Car Parking, Strategic Development Sites, Derelict Sites, Shop Fronts and Advertising and Specific Town Centre Actions.

#### 3.1 Enhancing the quality of the Town Centre

Annual Health Check Monitoring undertaken on the Primary Retail Area of Carrick on Suir (see Figure 4 below) from 2009 – 2012 inclusive recorded the following occupancy levels and percentage of retail units which are of high value use (Table 2).

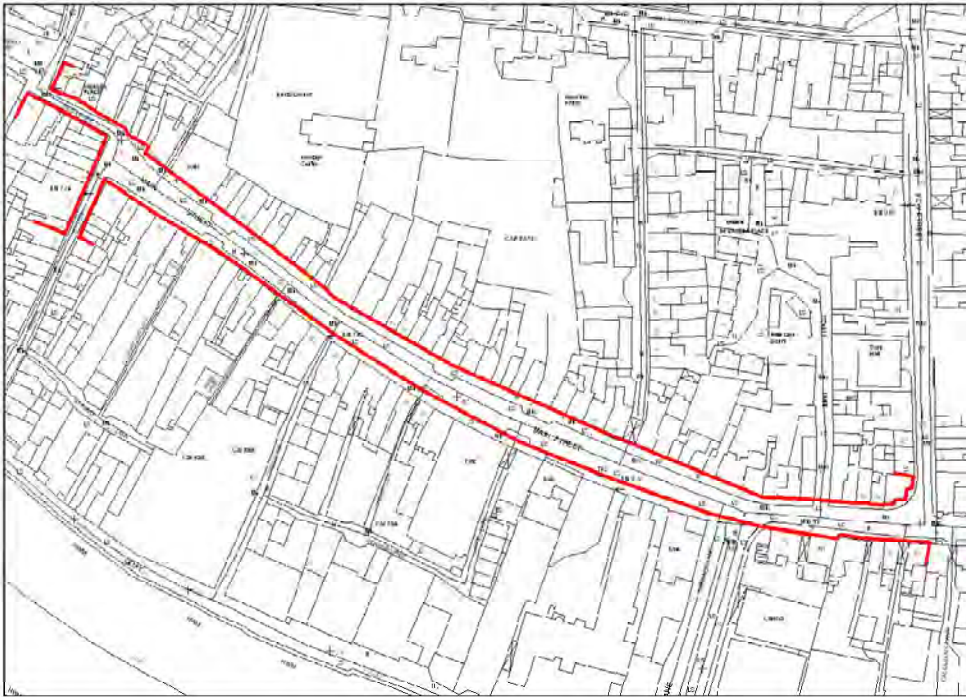


Figure 4: Primary Retail Area

Year	% High Use Type <sup>3</sup>	% Units Occupied <sup>4</sup>
2009	68 %	79.8 %
2010	62 %	81.1 %
2011	61 %	77 %
2012	64.5 %	75 %

Table 2: Use Type within Primary Retail Area

<sup>3</sup> High Value Uses are Retail, pubs and restaurants and this figure includes units that are vacant at present.

<sup>4</sup> Ground Floor Units of any type that appears to be in use upon inspection.

The primary retail area of Carrick on Suir offers the consumer a number of quality shops however there is potential to increase the provision of comparison stores i.e. clothing, jewellery, crafts etc within the primary retail area and this will assist the town in fulfilling its full retail potential and to function as an end destination for retailing. The town centre area is outlined on Land Use Zoning Map 1.

It is essential that high value uses such as niche shopping and restaurants are promoted within the town centre, these uses greatly enhance the viability of a town centre and act as a major pull factor when customers choose shopping destinations.

Approximately 25% of ground floor units within the Primary Retail Area are vacant (Table 3); this affects the perception of the vibrancy and vitality of the town centre. The current reduction in consumer spending is an issue. However local initiatives to attract consumers and encourage new town centre retailing are being encouraged through;

- The Commercial Incentive Scheme<sup>5</sup> for Carrick on Suir which is designed to incentivise the commercial use of vacant properties within the Primary Retail Area
- Implementation of a Traffic Movement and Car Parking Strategy (see Section 6 Infrastructure)
- Implementation of the South Tipperary Retail Development Programme 2012 by the relevant stakeholders with the support of South Tipperary County Council and Carrick on Suir Town Council.

The South Tipperary Retail Development Programme 2012 concludes that the role of Carrick on Suir should be enhanced by promoting its niche shopping offering and promoting linkages between the town centre retail offer and the heritage, tourist and leisure offer of the town. Actions that can contribute to achieving this include the development of successful campaigns directed at specific demographics such as demonstrated through the “Golden Years” promotion, links with arts groups, developing improved linkages between retail and tourism, establishing a loyalty card system and promoting key opportunity sites. The programme has identified a number of actions aimed at improving the Town Centre namely;

- Further develop the existing Golden Years Promotion
- Develop greater synergy with local arts groups
- Build on Links between Tourism and Retail
- Establish Loyalty Card Programme
- Further Develop the Farmers Market
- Promote key town centre opportunity sites
- Enhanced Linkages to Dovehill
- Social Media Strategy
- Establishment of a Town Centre Forum

The majority of the actions arising from the Retail Development Programme 2012 are soft measures and whilst the Town Council would have a role to play in their implementation they are outside the remit of the Development Plan. It is vital that the local business community take the lead in driving such projects with the support of the Council. The Town Council through the Development Plan process will promote infrastructural linkages between tourism and retail destinations (including Dovehill) and will promote redevelopment and reuse of key town centre sites where appropriate (see Appendix 8 Strategic Development Sites).

<sup>5</sup> Contact Town Clerk, Carrick on Suir Town Council 051-642100 or see <http://www.carrickonsuir.ie/> for more details

The COSTDP 2013 has had regard to the objectives of the Retail Development Programme where appropriate.

**Policy TC 1: Enhancing the quality of the Town Centre**

It is a policy of the Council to strengthen the retail/commercial, residential and recreational functions of the town centre, retaining and encouraging high value uses only at ground floor level within the Primary Retail Area, to seek improvements to the visual quality of the town centre as part of any new development and to facilitate appropriate and desirable development of the town centre.

When considering proposals for retail development, the Council will have regard to the following:

- A sequential approach for provision of new retail facilities. There is a presumption that new retail facilities will be required to locate on lands zoned for town centre use and suitably zoned sites outside the town centre will only be considered where it is demonstrated to the satisfaction of the Council that there are no suitable sites to facilitate the development within the town centre.
- The proposal shall enhance the vitality and viability of the town centre. The reuse of existing vacant retail floor space will be prioritised and encouraged in preference to proposals for new floor space on out-of-town centre sites.
- The proposed development shall comply with the Guidelines for Planning Authorities – Retail Planning (DoECLG 2012), the South Tipperary County Retail Strategy and any review thereof, the South Tipperary Retail Development Programme and the Zoning Designation of the Area;
- The development shall be easily accessed with adequate parking and servicing facilities without having a negative impact on traffic safety.

The Council notes that there are currently vacant units in the Retail Park at Tinvane which have permission for retail warehousing and/or comparison retail uses. The Council will support objectives for the sustainable development of this site.

**Policy TC 2: Retail Strategy for Carrick on Suir**

It is the policy of the Council to encourage and facilitate the consolidation and enhancement of the retail function of the town centre and its role as a secondary service centre in the County Retail Hierarchy. In this regard the Council will implement where appropriate the objectives of the South Tipperary County Retail Strategy and any review thereof, and the South Tipperary Retail Action Programme when assessing applications for new retail development in the town.



Plate 1: Example of Quality Street Furniture/Art

### 3.2 Public Realm

Public realm is defined as any publicly owned streets, pathways, right of ways, parks, publicly accessible open spaces and any public and civic building and facilities. The continued enhancement i.e. Kickham Street, of the town's public realm is essential for Carrick on Suir to secure its tourism product. The development of a high quality public realm integrated with the enhancement of the setting of the historic buildings and spaces will greatly support the economic viability and vitality of the town, will improve the town's image and will make the town a more attractive place to live and secure the tourism potential of the town.

A high quality public realm is therefore seen as central to the future development of the town. Elements that influence the success of the public realm include;

- Hard and soft landscaping
- Planting forms and type
- Surfaces and textures
- Security
- Public Art
- Street Furniture
- Street Lighting
- Signage
- Public Parklands and Open Space



Carrick on Suir has the potential to create a unique character in the town by ensuring all new street furniture, lighting; signage etc is consistent and attractive and reflects the town's relationship with the River Suir.

Interpretation, signage and maps are integral to the public realm as they allow people to understand, appreciate and enjoy the town – its layout, history, people, buildings, natural assets and culture. Interpretative panels, public art, reinstatement of names of old lane ways and streets, opening up of views (New Lanes shown on Pedestrian Links Map), restoration of Medieval Lanes (Brewery Lane, Strand Lane through Bianconi Arch and the "Strand Walk" pedestrian link to the south of Ormond Castle and to the north of the Sally Yard) will give visitors a glimpse of the past. Marking out the site of the old gates to the town or stretches of the original Town Wall with planting or ornamental cobbles etc will also add to the interpretation of the town and the tourism product. Interpretative measures should in the first instance concentrate on a number of the towns' assets such as the River Suir, Ormond Castle, Town Wall, Old Bridge, the Famine Wall and the old lanes etc.

### 3.2.1 Public Spaces & Pedestrian Linkages

It is an ongoing objective of the Council to improve the pedestrian environment, permeability and legibility within the town centre. Direct, compact, attractive, well lit and overlooked<sup>7</sup> linkages between destinations will encourage the residents and visitors to the town to walk rather and appreciate the towns' heritage. An increase in pedestrian traffic will also improve the vitality and viability of the town.



As set out above it is desirable that historic lanes are restored and brought back into use i.e. Brewery Lane (historic lane which connected Main Street to the River through the Gold Crop Site), Strand Lane, Jones Lane, Oven Lane, Rows Lane and Comerford's Lane. The improvement of these lanes will improve pedestrian permeability and add value to the tourism product.

The Council will endeavour to carry out works as and when funding becomes available as part of town improvement works, and where appropriate to facilitate for the improvements by use of conditions attaching to grants of planning permission. The most important pedestrian routes to be provided and/or upgraded are included on the Transportation Map (Figure 5).



It is proposed that as funding becomes available that priority would be given to upgrading the key routes that contribute most beneficially to the overall pedestrianisation of the public realm strategy. These are considered to be Strand Walk, Jones Lane, Rows Lane, and the pedestrian links along the north and south bank of the River. Where a site adjoins or includes areas of the public realm that are identified for improvements works i.e. Brewery Lane and Glen River the Planning Authority will as appropriate, ensure that required improvement works are undertaken as part of the overall development proposed.

<sup>7</sup> Historic laneways will not always be overlooked but are an important element of the built fabric.





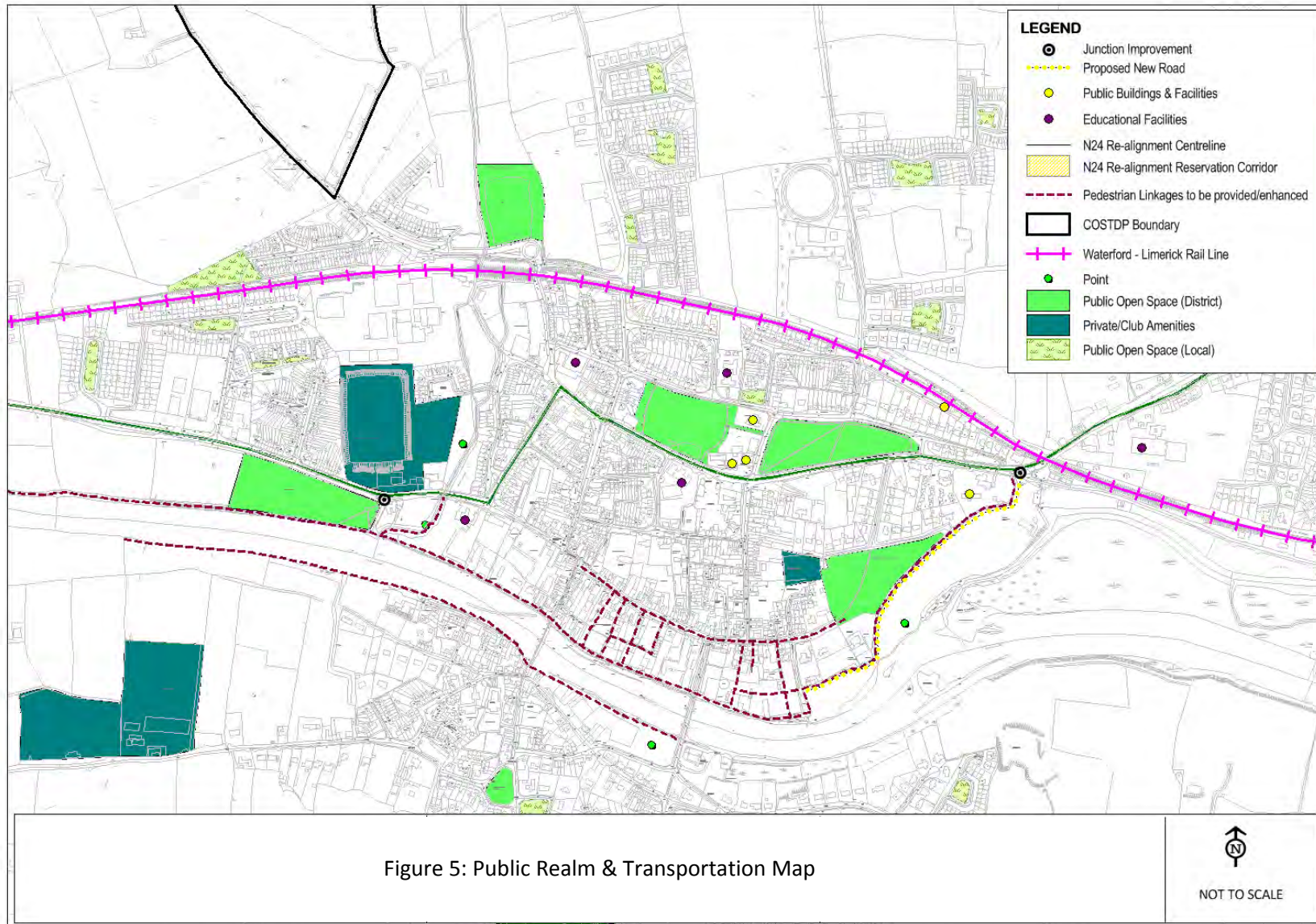
Plate 5: Strand Walk



Plate 6: Exit from Strand Walk onto Castle Lane

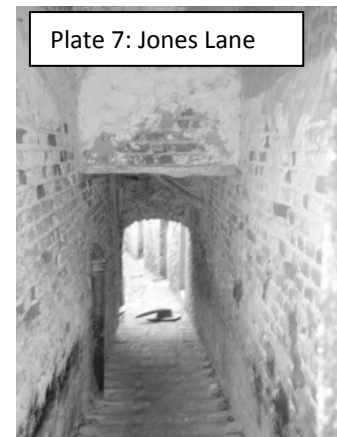
### ***Sean Kelly Square***

It is a Specific Action of the Council to improve the amenity and public realm value of Sean Kelly Square through the preparation and implementation of an Enhancement Plan which will visually improve the area through the use of a special road surface, raised platform, pedestrian crossing and strategically placed railings etc.



### 3.3 Vehicular Parking

A car parking survey was undertaken in the town on the 2<sup>nd</sup>, 4<sup>th</sup> and 6<sup>th</sup> July 2012. The survey examined the capacity of all existing public and private car parks and on street car parking spaces within the town centre area. The survey results (attached as Appendix 7 – Results of Car Parking Survey) found that there are approximately 696 car parking spaces within the town. In an average hour there are 392 car parking spaces available within the town centre area, 361 of these spaces are public car parking spaces and 81% of these spaces are located within a 5 minute walk of the Main Street. It is considered that there is sufficient existing car parking to meet the needs of the town.



A deficit in Coach Parking was highlighted at the Pre-Draft Consultation Stage. It is a Specific Action of this Draft Development Plan to identify suitable locations for coach parking within the town and examine the possibility of adapting existing car parks to provide for coach parking bays. The Draft Development Plan also provides for a Coach Parking Facility to be provided as part of new development on Strategic Development Site 3. The delivery of this Coach Park is dependent on this site being brought forward for development and is likely to be delivered in the medium to long term.

### 3.4 Strategic Development Sites

There are a number of Strategic Development Sites located within the Plan Boundary, these are summarised in Table 3 and illustrated in Figure 6, site specific requirements are provided under Appendix 8 - Strategic Development Sites.

Ref	Location	Area (ha)	Description
1	To the south of the N24 National Route and immediately to the east of Sean Healy Park	2.19	Brownfield site traversed by the Glen River. Occupied by a Vets Practise and a School.
2	Bordering the Quay and Marina to the south and Strand Lane to the North.	0.24	Brownfield Site including a Bianconi Arch.
3	To the north of the Quay and the River Suir and to the west of Castle Lane.	1.12	Brownfield Site previously occupied by Gold crop/Wicklow Gardens.
4	In Carrick Beg fronting onto the River Suir, to the north east of the Waterford Road.	1.56	Brownfield Site currently occupied by the Co-op/Glanbia and private residential properties.

The Council will seek to amalgamate landbanks where practicable, through agreements with existing landowners and use of Compulsory Purchase Orders Powers where appropriate. It is vital that sites of sufficient size are available to market as viable retail sites to ensure the development of underutilised lands and brownfield sites and promoting the vitality and vibrancy of the town centre.

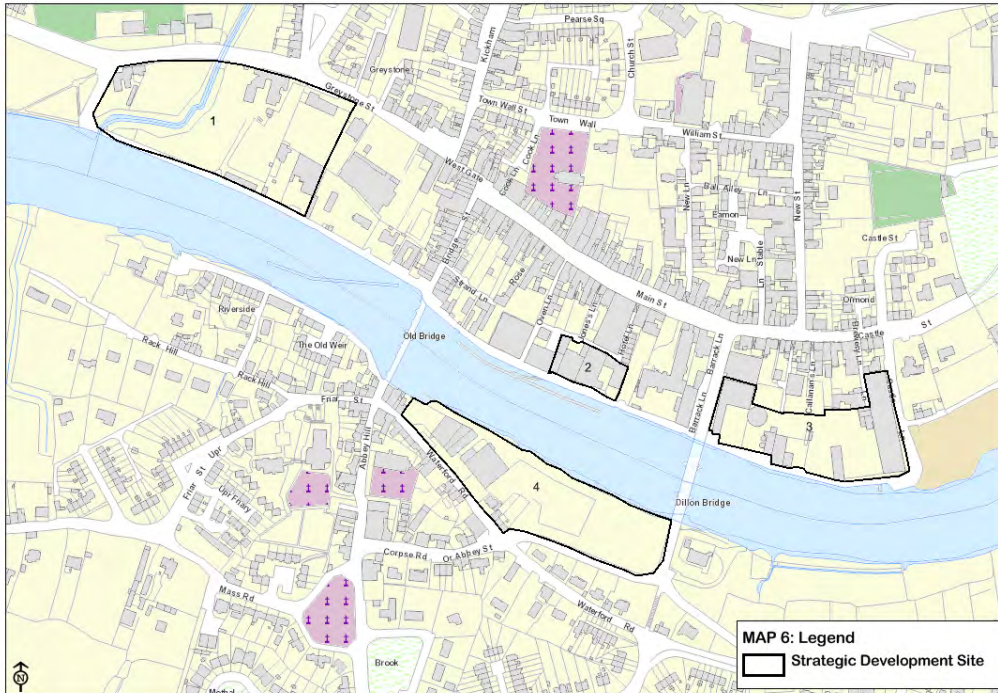


Figure 6: Strategic Development Sites

### 3.5 Derelict Sites

The Council continually seeks the reuse and improvement of derelict sites as opportunities arise and as part of new development and the reuse or remove derelict and obsolete buildings and sites. The Council will provide assistance to developers in identifying appropriate reuses for derelict sites in order to secure their redevelopment and to improve and enhance the visual appearance of the town.

#### Policy TC 3: Derelict Sites

It is the policy of the Council to implement the provisions of the Derelict Sites Act, 1990, the Sanitary Services Act 1964 and the Planning and Development Act 2000 (as amended) to prevent or remove injury to amenity arising from underutilisation and dereliction.

### 3.6 Shopfronts & Advertising

Well maintained shopfronts contribute to the character and interest of streets and their colours and details contribute to the overall visual expression of a streetscape. The preservation of good examples of attractive shopfronts is vital for the retention of the identity, character and historical significance of the town centre.

#### Policy TC 4: Shop Fronts

It is the policy of the Council to encourage the retention of existing shop fronts which are of high quality, exhibit unique features or add to the character of the streetscape. Applications for replacement or repair of shop fronts will be assessed according to their visual quality, and where developments are located in the ACA the requirements of the ACA Statement will be applied.

Advertising and signage should be sympathetic in design and colour both to the building on which the signage will be displayed and the surrounding buildings. Furthermore advertising and signage should;

- ✓ Not obscure architectural features such as cornices or window openings.
- ✓ Shop front advertising should be designed as an integral part of the shop front and not left as an afterthought.
- ✓ Applications for new, or a change of use of commercial units, will be required to indicate what type of signage is proposed.

#### **Policy TC 5: Advertising and Signs**

The Council will facilitate advertising and support structures where the following criteria are met:

- (a) The proposed structure would not detract from the visual appearance of the building, the Protected Structure or the character of the ACA or the proposed location by reason of size, siting, design, materials or illumination; and,
- (b) The proposed development would not adversely affect public/traffic safety; and
- (c) The proposed development is appropriate in terms of scale and mass to the principal structure and its size.

### **3.7 Specific Town Centre Actions**

- TC 1 To reduce traffic volumes in the town centre using a number of measures, which may include (a) removal of trucks which are not making town centre deliveries from Main Street and (b) improved traffic movement through delivery of specific actions set out under Specific Infrastructure Actions.
- TC 2 The Council will, where funds allow, provide for the enhancement of existing pedestrian linkages and the provision of new pedestrian linkages and public open spaces with associated interpretation panels as set out on Figure 5. In addition the Council will require that where appropriate development proposals incorporate measures for the provision and upgrade of these pedestrian routes.
- TC 3 The Council will promote the environmentally sustainable development of the Strategic Development Sites in accordance with the policies, objectives and standards of the COSTDP 2013.
- TC 4 The Council will promote and encourage the use of vacant shop fronts for the display of local crafts and produce.
- TC 5 Identify sites which are not currently on the Derelict Sites Register but which would benefit from enhancement and the Council will initiate the process of having these sites added to the Derelict Sites Register and will use its powers to address dereliction.
- TC 6 The Council will endeavour, in co-operation with key stakeholders, to deliver the objectives of the South Tipperary Retail Development Programme 2012 as and when funding permits and lands are brought forward for development.
- TC 7 Town Council will initiate a competition in conjunction with Tidy Towns/COSBA for 'Best Kept Shop Front/Maintained Building' to encourage well maintained and clean streetscapes.
- TC 8 To identify suitable locations for coach parking within the town and examine the possibility of adapting existing car parks to provide for coach parking bays.

## 4 EDUCATION, ECONOMY & EMPLOYMENT

During the Pre-Draft Public Consultation Period the local community concluded that the historic medieval town, the Ormond Castle, the community spirit and sporting and recreational facilities are seen as core strengths and major selling points with which to attract prospective employers to the town and encourage the economy, employment and innovation. The lack of a single large employer, lack of innovation/incubation style units, dereliction and traffic flow were seen as the main weaknesses whilst unemployment and the cost of establishing new business were seen as threats. This Section of the COSTDP 2013 examines educational attainment, employment structure, potential for expansion of employment, economic development initiatives, new industrial and employment initiatives and non-conforming uses.

The COSTDP 2013 through coherent policies indicating the most appropriate locations for town centre, light industrial and general industrial land uses and zoning of sufficient lands for all beneficial users at optimum locations, site amalgamations, promotional campaigns etc will play an active part in attracting employment and supporting local entrepreneurial start up in the town. It is also considered that the attractive setting and historical background of Carrick on Suir along with its natural and man-made attractions that tourism related development should be further developed to increase employment opportunities the future economic and social development of the town and the Draft COSTDP 2013 aims to capitalise on this potential.

### 4.1 Education

The results of the 2011 Census of Education as it relates to educational attainment is set out below for the State, South Tipperary and Carrick on Suir.

Table 4: Population aged 15 and over classified by highest level of education completed 2011

		State %	South Tipperary %	Carrick on Suir %
Highest level of education completed	Primary & no formal education	15%	16%	20%
	Lower Secondary	17%	20%	25%
	Upper Secondary	20%	22%	21%
	Technical or Vocational	9%	9%	8%
	Advanced Certificate/Apprenticeship	6%	6%	6%
	Higher Certificate	4%	4%	3%
	Degree/Diploma/Professional Qualification	16%	12%	7%
	Postgraduate Diploma/Degree	7%	4%	2%
	Doctorate	1%	0.32%	0%
	Not stated	5%	5%	8%

Education attainment within the degree/diploma and professional qualification bracket in the town is below the national and county average. The proximity of Waterford Institute of Technology and the Limerick Institute of Technology (Clonmel Campus) should be promoted as accessible colleges that local students may attend. It is considered that education attainment is likely to improve as a result of such focused campaign. Educational attainment is seen as a

contributing factor in poor employment prospects and needs to be addressed by campaigns at second level.

It is considered that there is sufficient capacity within the existing primary and post primary schools to cater to demand over the lifetime of this Draft COSTDP 2013. However the South Tipperary Vocational Education Committee (VEC) have purchased a site of 16.5 acres to the north of the Pill Road at Tinvane and it is the intention of the VEC in conjunction with the Department of Education and Skills to construct a new educational facility on the site which will be operational by 2016. The Comeragh College will relocate from its current site to the Pill Road and this will free up the existing school site for a new use with an adult education centre being considered by the VEC. The new educational site has been identified for social and public land use on the Land Use Zoning Map 1.

There have been a number of measures implemented to date in order to improve educational attainment and skill sets within the Plan area, outcomes with an educational and training focus include;

- Unemployment Research Group established in 2006 in order to identify gaps in the skill set so that informed decisions could be taken regarding training and employment supports.
- The recommendations of the Research Group are being implemented on an ongoing basis including the hosting of a Training and Employment Fair in May 2009.
- An Employers Survey undertaken in 2007 identified a need to up-skill the workforce away from lower-skilled manual occupations, as well as encouraging self-employment in industries other than the retail sector. Training on basic skills such as customer handling, time-keeping, foreign languages and numeracy were deemed necessary.
- There was also an identified need to promote work based training and improve training opportunities available to employers for current employees in areas such as: health & safety, supervisory and management skills, new technologies and customer care.
- Local Training Initiatives developed.
- Pathways Programme for early school leavers.
- Friends of Carrick mentoring group established.
- Education Network Plan 2012 – 2014 which sets out training and educational objectives to be pursued across all age brackets.

## **4.2 Existing Employment Structure**

The Census 2011 identifies the legal town of Carrick on Suir as having an unemployment rate<sup>8</sup> of 35.3%. The Census 2011 - Profile 3 entitled "At Work - Employment, Occupations and Industry in Ireland" provides the most up to date information on the existing employment structure within the plan area, the County and the State as set out below.

<sup>8</sup> Number unemployed (including those looking for first regular job) as a percentage of the Labour Force

Table 5: Existing Employment Structure

	<b>Carrick on Suir</b>	<b>South Tipperary</b>	<b>State</b>
# at Work	1,784	33,310	1,807,360
<b>Broad Industrial Group 2011 and % of those in Employment working in this Sector</b>			
Agriculture, Forestry & Fishing	3.02 %	11.93%	5.06%
Building & Construction	4.65%	5.18%	4.83%
Manufacturing Industries	21.5%	16.33%	11.60%
Commerce & Trade	23.5%	21.02%	25.24%
Transport & Communications	4.98%	4.35%	8.10%
Public Administration	4.20%	5.35%	6.29%
Professional Services	18.38%	21.51%	23.53%
Other	19.67%	14.00%	15.30%
<b>Total</b>	<b>100 %</b>	<b>100%</b>	<b>100%</b>

In 2011 Commerce and Trade, Manufacturing Industries and the Professional Services were the largest employer within the Plan area.

### 4.3 Potential for Expansion of Employment

There is a strong retail function in the town and the main employers within the town are the town centre shops and services such as food, clothes and shoe shops, opticians, beauty and hair salons, hotels, restaurants and public houses among others. Professional Services includes Banks and the Credit Union, legal services and activities, Doctors Surgeries, the Hospital and Nursing Homes, veterinary practices and services, An Post, Local Authority and Town Council Offices and educational facilities. There are a number of industries located within the Mill River, Three Bridges and Ballylynch Business Parks and at the Glanbia Co-op in Carrick Beg.

It was indicated at the Pre-Draft Public Consultation Stage that a weakness in the town is the lack of a single large employer and while this is recognised, it is acknowledged that educational attainment plays a significant role in attracting industry to the Town. Increased employment opportunities will arise through improved education, up skilling, re-skilling, along with innovation and entrepreneurial spirit.

### 4.4 Economic Development Initiatives

A number of Economic Development Initiatives are available in order to promote employment generating enterprise, these include:

- The Commercial Incentive Scheme adopted by Carrick on Suir Town Council in December 2011
- Launch of "The Butler Trail" (See Section 4.6.4)
- The Clancy Festival which commenced in June 2008 is an annual festival which attracts a large inflow of visitors to the town in June of each year
- Town Wall Initiatives – A local group has been formed to examine the conservation of the remaining section of the Town Wall
- Industrial/Enterprise Units are available in the Business Parks



Other promotional initiatives available and included for under the South Tipperary Innovation and Enterprise Strategy are;

- Development of a Brand Carrick
- Marketing Campaign
- PLATO South East
- County wide training programme pamphlet
- Venture Capital Information Sessions
- Business Angels
- Tipperary Living and Industry Website <http://www.southtipperary.ie/>

#### **4.5 New Industrial & Employment Development**

Carrick on Suir Town Council will assist the development of all economic sectors by the implementation of policies relating to:

- The provision of an adequate and efficient transportation system (see Transport Section 6.1);
- The zoning of sufficient and appropriately located lands for industrial and commercial development;
- Whilst the Special Use/Biotechnology Park provided for under the Waterford County Development Plan is outside of the Plan Boundary it is referenced under the Draft Plan
- The provision of sanitary and water services and other urban infrastructure (Section 6 Infrastructure);
- The provision, in conjunction with other agencies, of enterprise and innovation centre provision, training infrastructure related to small and medium sized enterprises (SME);
- The zoning of adequate residentially zoned lands and the creation of an attractive urban environment to facilitate residency of the projected labour force;
- Developing the public realm and amenities so that the quality of life of employees and residents can be improved.

The zoning of sufficient and appropriately located lands for industrial and commercial development is vital for the economic growth of the town. Accordingly 43.38 ha have been identified for general industrial development at Ballylynch with a further 4.07 ha identified for light industrial development (innovation and incubation style units) at the Mill River Business Park and 4 ha to the north of the Train Station for uses complimentary to the railway station.

#### **Policy ECON 1: Zoning of land for Employment Uses**

It is the policy of the Planning Authority to ensure that sufficient lands are zoned to facilitate various types of employment generating industries at appropriate locations having particular regard to small start up industries in an environmentally sustainable manner and new businesses requiring easy access to strategic route corridors.

#### **4.6 Non-Conforming Uses**

Non-conforming uses exist within the Development Plan area and as the town expands some older uses will become non-conforming within the new categorisation/zoning. The expansion of existing minority residential/commercial/employment uses will be allowed where such use contributes to the economic and social well being of the area as a whole and does not inhibit the development of adjoining lands for uses conforming to the land use zoning designation.

Where the continued expansion/operation of such uses is incompatible with the predominant land use zoning of the area, they will be encouraged to relocate to more suitably zoned lands.

#### **Policy ECON 2: Non-Conforming Uses**

Where commercial/employment/industrial enterprises exist as non-conforming but long established use, it is the policy of the Council to facilitate their continued operation where appropriate. Where such uses have ceased, the Council will generally only consider appropriate redevelopment for new uses that conform with the land use zoning for the area and are in keeping with the principles of sustainable development.

#### **4.7 Prevention of Major Accidents**

Guidance in relation to the prevention of major accidents is set out in Directive 96/82/EC, superseded by the European Communities (Control of Major Accident Hazards Involving Dangerous Substances) Regulations, 2000 (SI 476 of 2000) and by the Planning and Development Regulations, 2001 (SI No 600 of 2001). The Directive defines major-accident hazard sites (COMAH sites) as those that store or could generate quantities of dangerous substances in excess of specified thresholds. The Directive seeks to prevent major industrial accidents, limiting the consequences of accidents on people and the environment, imposing obligations on operators and requiring Member States to place restrictions on development in the vicinity of COMAH sites.

Land use provision must take account of the need to maintain appropriate distances between major accident hazard establishments and residential areas, buildings and areas of public use, major transport routes as far as possible, recreational areas and areas of particular natural sensitivity or interest, and in the case of existing establishments, of the need for additional technical measures so as not to increase the risks to people. There is currently no Seveso Site within the Plan area however, MSD (Ballydine) is 5km west of Carrick on Suir.

#### **Policy ECON 3: Prevention of Major Accidents**

The Council, in assessing applications for new development, expansion of existing development involving hazardous substances, or other proposed developments located within designated consultation areas, will have regard to:

- (i) The Major Accidents Directive (Seveso II);
- (ii) Potential adverse impacts on public health and safety;
- (iii) The requirements of the Health and Safety Authority (HSA)

The need to maintain appropriate safe distances between residential areas, areas of public use and areas of particular natural sensitivity.

#### **4.8 Specific Economy, Industry & Employment Actions**

- E 1 To engage and support all relevant stakeholders in creating a Carrick on Suir Brand and in the successful marketing of the town as an attractive location for new enterprise and tourism ventures.
- E 2 To support the development of start-up, innovative style units at the Mill River Business Park.
- E 3 Carrick on Suir Town Council in conjunction with South Tipperary County Council will work in co-operation with all relevant stakeholders to support and facilitate the economic development of Carrick on Suir.

## 5 TOURISM

As previously set out the attractive setting of the town, natural and man-made environment including the River Suir and associated attractions, the historic Ormond Castle and the Town Wall and associated attractions such as boating, river fishing, river walks and cycling holidays all combine to provide considerable tourism potential. This Section details the Tourism Attractions within the Plan area in addition to setting out specific actions aimed at improving the Tourism Product.

### 5.1 Tourism Attractions

#### 5.1.1 Ormond Castle

The unique Ormond Castle, which was largely built between the 14<sup>th</sup> and mid 16<sup>th</sup> centuries, is strategically positioned on the River Suir and historically commanded vital access to Clonmel and Waterford. It is Ireland's only major Elizabethan unfortified dwelling from that period. The Long Gallery contains some of the finest decorative plasterwork to be seen in the country. Ormond Castle is a national monument it is in the care of the Office of Public Works, on behalf of the State. The Castle sits in extensive public parkland adjoining the River Suir and is easily accessible to the Town Centre.



Plate 8: Ormond Castle from Castle Park



Plate 9: Ormond Castle from River Suir

Table 6 shows visitor numbers to Ormond Castle and Cahir Castle in 2007, 2009 and 2011. The Ormond Castle is attracting far less visitor numbers and represents an unharnessed tourist attraction in that this feature only attracted 9,539 visitors in 2011 when compared to 59,822 for Cahir Castle. Furthermore the majority of visitors to the Ormond Castle do not visit or spend any revenue in the town itself.

Table 6: Cahir Castle V Ormond Castle Visitor Numbers

Attraction/Year	2007	2009	2011	Travel Time <sup>9</sup>
Cahir Castle	66,806	54,976	59,822	37 minutes
<b>Ormond Castle</b>	<b>4,165</b>	<b>8,218</b>	<b>9,539</b>	

<sup>9</sup> Derived from [www.aaireland.ie](http://www.aaireland.ie) (12<sup>th</sup> June 2012)

### 5.1.2 Town Walls

The original course of the Town Wall can be traced relatively accurately in the modern town by looking at the street pattern and the surviving remains. On the east and west sides the wall lay at right angles to the River and on the north its course is marked by Town Wall Street, William Street and by the remaining existing section of wall at Townparks. It is likely that there were four gatehouses at the east and west ends of Main Street, beside the bridge, and at the north end of New Street. The Town Wall is most likely late 13<sup>th</sup> Century, early 14<sup>th</sup> Century.

It is a specific action of this COSTDP 2013, subject to the necessary funding being identified, to mark the original route of the town walls (particularly in the Castle Park) with planting and ornate paving stones where appropriate. Further details on the Walls may be viewed in the Carrick on Suir Town Wall Conservation Management and Implementation Plan 2013. Carrick on Suir Town Council will support the Town Walls Community Group in seeking membership of the Irish Town Walls Network (ITWN) and in preparing funding applications for the above projects.

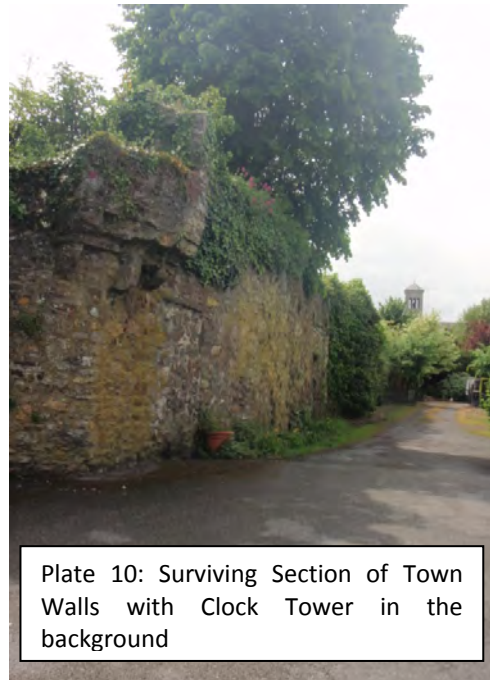


Plate 10: Surviving Section of Town Walls with Clock Tower in the background

### 5.1.3 Walking Tourism

#### *East Munster Way*

The East Munster Way is a 70km linear walking route of considerable variety, from riverside paths to woodland and from open mountain moorland to quiet country roads and it is part of the European E8 route. It starts in Carrick-on-Suir, and follows the River Suir upstream to Clogheen. A section of this route (Carrick on Suir to Kilsheelan) is also included as Walk 7 "Butlers and Castles" in the Tipperary Ten Walking Guide.

#### *Butler Trail*

The Butler Trail, recently launched by the South Tipperary Development Company, stretches over 38km through the River Suir valley from Carrick on Suir through Clonmel to Cahir. Each town has a strong connection with the river flowing through it and with the Butler family who have influenced their development. The Butler Trail offers culture and history, medieval town's and castles, museums and art galleries, concerts and theatres as well as traditional Irish music, tempting artisan food producers, beautiful riverside walks and entertaining festivals. This is the beginning of a tourism product that will invite visitors to follow the 'Butler Trail – a Tour of Tipperary's Medieval Towns'. Key sites and activities being promoted in Carrick on Suir include the Ormond Castle, the Old Bridge, St Molleran's and St Nicholas Church, Tow Path Walk, Heritage Trail, Farmers Market, Heritage Centre and the Clancy Festival.

### 5.1.4 River Suir

Carrick on Suir is navigable from any part of Ireland's Inlands Waterways, as the river is tidal to Carrick on Suir it is necessary to travel with the tides. The Suir is overlooked by old castles and

churches along this stretch and is skirted by the River Suir Tow Path. There are also a number of local gems which are best appreciated from the River such as Tybroughney Castle, Coal Quay, Tinhalla, Roches Quay, the Navigation Wall, Ormond Castle, Coolnamuck Tower and Coolnamuck Castle.



Plate 11: Tinhalla House from River Suir

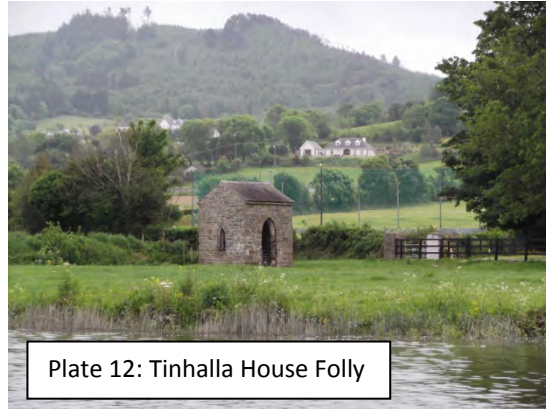


Plate 12: Tinhalla House Folly

Carrick on Suir Public Marina is operated by the Carrick on Suir Development Association by agreement with Carrick on Suir Town Council. The Marina provides an ideal base for those touring the locality.

The River Suir drains a primarily limestone area making it an ideal habitat for Atlantic salmon, Carrick on Suir is also referred to as the anglers paradise of Europe for wild brown trout fishing.

## 5.2 Improving the Tourism Product & Visitor Numbers

In order to increase the visitor numbers to the Ormond Castle which is considered to be the key selling point and the wider town it is necessary to;

- (a) Actively promote and market the Ormond Castle and Town Wall in order to raise awareness among visitors travelling independently and organised tours. Tour organisers to be contacted and encouraged to include the Ormond Castle and Town Wall on their itineraries and bundle with other attractions in South Tipperary i.e. Butler Trail.
- (b) The value of first impressions of Carrick on Suir must not be overlooked. A number of different factors effect such impressions, some of which lie outside the scope of this Plan (such as quality of hospitality etc). However, several physical conditions have a significant role to play and should therefore be coordinated in a strategic manner. These include the positioning and character of new development on approach roads, the appearance and quality of existing properties in prominent locations and the design and maintenance of public spaces at arrival points. Visitors must also be made to feel welcome to the town and be actively encouraged to explore and spend time in the town. This will be achieved through good quality orientation and interpretation, quality of new development in the town and surrounding areas the details of which are proposed in the specific actions set out under the Plan.
- (c) The OPW currently only allows 25 people undertake the tour of Ormond Castle at any one time. Therefore when larger tours are visiting the site there are invariably a portion of the tour waiting. The majority of visitors wait at the Castle/Bus and do not walk to the Town Centre. Appropriately qualified FAS Job Bridge to be appointed to escort any members of a tour group on a short free tour of the Town Walls and Coffee Shop whilst they are waiting to visit Ormond Castle.

- (d) The Ormond Castle is located approximately 230m from the edge of the Primary Retail Area. Visitors to Ormond Castle should be enticed to visit the town centre through offers of food and beverages in the town's establishments. As a short term measure, signposting, street furniture, improved pedestrian linkages and planting are required in order to encourage people to walk to the town centre.
- (e) Leaflets advertising local coffee shops, attractions and eateries should be distributed to tourists on their arrival.
- (f) As a medium – long term objective a Coach Parking Facility is required between the Ormond Castle and town centre. Any Coach Parking facility needs to allow easy access to the Ormond Castle and the Town Centre along direct, inviting and attractive pedestrian linkages/routes.
- (g) Tourism Arrival Point
- (h) Interpretation and Orientation (See Section 3.2 Public Realm)
- (i) The promotion and enhancement of the town's built heritage – town wall, medieval townscape, ecclesiastical buildings, castle - as a tourist package integrated with Cashel, Cahir, Clonmel and Fethard (Walled Town Circuit) to improve the understanding and interpretation of the town's built heritage.

#### **Policy TOUR 1: Tourism Development**

It is the policy of the Council to enhance the visitor experience to the town and to co-operate with all stakeholders and appropriate agencies in promoting sustainable tourism and securing the development of tourist based attractions and products, enterprises, facilities and related services in the town.

### **5.3 Specific Tourism Actions**

- T 1 To engage and support all relevant stakeholders in creating a Carrick on Suir Brand and in the successful marketing of the town as an attractive location for tourism ventures.
- T 2 Work with all relevant stakeholders to enhance the tourist product of the town and increase visitor numbers.
- T 3 To continue to work with the Town Wall Committee in promoting membership of the ITWN in implementing the Town Wall Conservation Management and Implementation Plan and securing funding for conservation work to the Walls.
- T 4 To improve pedestrian linkages between Ormond Castle and the Town Centre by addressing signposting, footpaths, street furniture and lighting.
- T 5 To develop an appropriately located coach parking facility within easy walking distance of the Ormond Castle and the Town Centre.
- T 6 To market Carrick on Suir as part of a Walled Town Circuit in conjunction with Cashel, Cahir, Clonmel and Fethard.

## 6 INFRASTRUCTURE

Infrastructural weaknesses identified at the Pre-Draft plan making stage included traffic flow/traffic congestion and directional signage whilst the development of cycling as a main attraction and the delivery of bus parking with links to the Main Street and the Ormond Castle were identified as opportunities. This Section refers to transportation, water and wastewater services, energy and telecommunications, waste management and flood risk.

### 6.1 Transport

#### 6.1.1 Land Use and Transport Planning

The County Sustainable Transport Strategy was endorsed in May 2012 and the key objective of the Strategy is the promotion of sustainable transport systems using a combination of all transport modes. The key transport objectives to be addressed through the Development Plan process are identified as follows;

- Protect the carrying capacity of the N24 – Planning process to recognise and protect the Strategic Importance of the N24
- N24 By Pass - Protect the proposed route free from development. Identify proposed local distributor routes as part of a long-term vision for lands located on the town side of the proposed By-Pass
- Protect existing rail infrastructure - Ensure that the station and adjoining lands are protected from inappropriate development
- Identification of key generators of travel demand and plan for sustainability - Identification of the key generators of transport demand i.e. schools, employers, residential areas, sports, health etc. to inform preparation of local land use and transport planning
- Plan for cycling - As can be seen above Carrick-on-Suir is easily accessible by bicycle and has potential as a cycling hub, cycle improvements for the town are set out in the Walking and Cycling Strategy for South Tipperary 2013.
- Vision for the Suir - Identify and protect the amenity, economic and tourism potential of the River Suir and the tow path (Clonmel to Carrick-on-Suir).

#### 6.1.2 N24 & Traffic Congestion

The delivery of the N24 Bypass is now likely to be medium term and is dependent on the required funding being allocated. The route of the N24 realignment has also been revised and is now outside of the Plan Boundary. Until such time as a Bypass has been constructed it remains the policy of the Draft Plan to protect the carrying capacity of the current N24 route.

#### **Policy INF 1: Carrying Capacity of the N24**

The Planning Authority will ensure that the carrying capacity and the strategic transport function of the N24 is protected and access to the national road network will be managed in accordance with the provisions of the official policy outlined in the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (2012). Planning Applications for significant development proposals on the N24 will be required to be supported by Traffic and Transport Assessment and a Road Safety Audit.

In order to address the traffic management and congestion issues associated with the town in the short term it is proposed that a number of measures be investigated fully, in consultation with the NRA (in particular the Design Section, Tramore House who were consulted with in

September 2012 regarding traffic modelling), the Elected Members and Stakeholders where appropriate.

It will be determined which of these measures will best function to reduce traffic congestion and ease traffic flow. The appropriate measures will be progressed as and when funding becomes available. Some of the measures to be investigated are also identified on the Core Strategy Map and the Public Realm and Transportation Map (projects are also listed below);

- Encourage other use of other modes of transport to the private car. The 2011 Census found that 1,709 people travel to work/school/college by car with an average of 1.5 people in each car i.e. 1,102 private vehicles.
- Provision of a new road to the south of the Ormond Castle linking the Pill Road to the Town Centre
- Potential reversal of the one way system on the Old Bridge
- Identification of a new River Crossing
- Examine car parking on Main Street and investigate possibility of reconfiguration of car parking
- Investigate and implement measures to remove extraneous traffic from Main Street
- Improved Traffic Calming Measures at Greenhill
- Improved Public Realm at Sean Kelly Square
- Improved enforcement by Traffic Wardens at most congested areas
- Removal of three car parking spaces from outside of the Town Hall
- Improved signage for the town centre car parks
- Erect signage for an alternative Clonmel Route from New Street to Castle Street and down the North Quays
- Roundabout/Right hand turning lane at the junction of the North Quays with the N24

#### **Policy INF 2: Reservation Corridor for New Road**

The Planning Authority will reserve the route of the Proposed New Road to the south of the Ormond Castle (see Figure 7) free from development.

As set out above in order to fully explore and address the traffic management and congestion issues associated with the Carrick-on-Suir Town Centre, especially in relation to traffic flow problems associated with the Main Street, New Street, Dillon Bridge and Carrickbeg, the identification of a new river crossing in Carrick-on-Suir is necessary. A new river crossing and supporting road infrastructure, the location of which will be informed by a comprehensive Transportation Plan, can provide an alternative route for traffic that must cross the River Suir, but whose business/destination is not in the Town Centre of Carrick-on-Suir. This alternative route will remove superfluous traffic from the Town Centre while allowing the reduction of congestion for commuters/traffic wishing to conduct their business within the Town Centre.

#### **Policy INF 3: New River Crossing**

The Planning Authority will reserve the route of the Proposed New River Crossing free from development (see Figure 7).



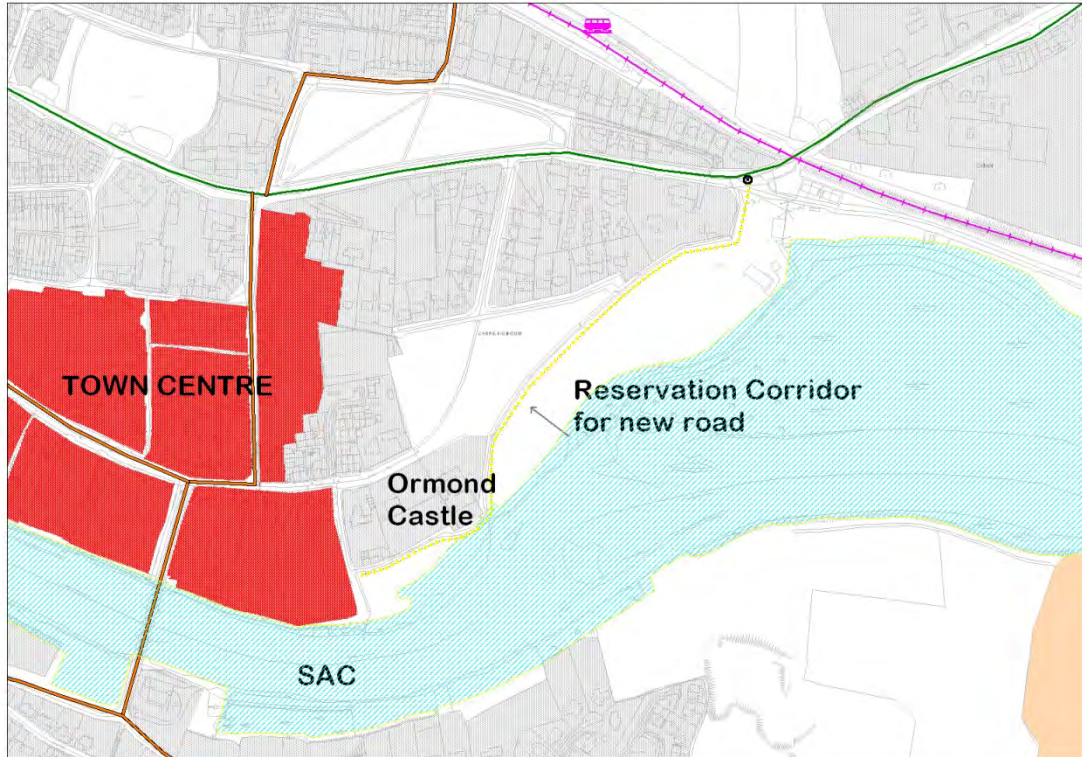


Figure 7: Reservation Corridor for New Road to South of Ormond Castle

### 6.1.3 Pedestrian/Cycle Routes

Carrick on Suir is a compact town and the majority of the urban and residential areas are within walking/cycling distance (2km) of the town centre. The town is also identified on the National Cycle Network Scoping Study and the Fáilte Ireland Cycle Network linking Clonmel to Waterford City

(<http://www.smartertravel.ie/sites/default/files/uploads/FINAL%20NCNScopingStudyAugust2010%5B1%5D.pdf>).

In addition to developing cycle routes within the plan boundary along the Clonmel – Waterford City Cycling Route there are also desire lines for pedestrians and cyclists from the residential areas and the town centre to the Train Station, educational establishments, amenity and sports facilities within the town and its environs.

The Census 2011 found that 50% of the population aged 5 and over are within a 15 minute journey time to work, school or college but only 21% of those aged 5 and over travel to work, school or college by foot or bicycle<sup>10</sup>. Therefore, having regard to the population's place of residence relative to their place of work, the COSTDP 2013 aims to encourage people to travel to work using sustainable means of transport. The Walking and Cycling Strategy South Tipperary was prepared, which includes the main towns, in 2013.

#### **Policy INF 4: Accessibility**

It is the Council's policy to improve facilities for pedestrians and access facilities for people with special mobility needs in line with the aims of the European Charter of Pedestrian Rights.

<sup>10</sup> The Census of Information 2011 currently only presents this information for the entire population aged 5 and over and does not provide the data by age cohorts; therefore it is not possible to include same only for the older age cohorts.

**Policy INF 5: Pedestrian/Cycle Infrastructure**

The Planning Authority will also require that all new development proposals provide for pedestrian and cycle infrastructure and facilities (i.e. bicycle parking) where appropriate.

**6.1.4 Rail & Rural Transport**

The Rosslare Harbour to Limerick City rail line runs through Carrick on Suir. However, this rail line is underused for passenger travel; the 2011 Census found that only one person in Carrick on Suir uses the Train to travel to work/school/college. The main causative factors are inappropriate timetabling, slow journey times and poor promotion and advertising<sup>11</sup>. There is scope for the reconfiguring of the rail service to ensure that it offers faster journey times, competitive pricing and targeted services over long distances. The Carrick on Suir Train Station would also benefit from refurbishment and redevelopment. The existing toilet, waiting room and car parking facilities are sub-standard whilst there is no ticket office, shop or taxi rank and the nearest bus stop is located 300m to the south. It is considered appropriate that lands adjacent to the railway station be reserved for the expansion of the railway station and ancillary uses which are dependent on being in close proximity to the rail network.

**Policy INF 6: Carrick on Suir Train Station**

It is a policy of the Planning Authority to ensure that land adjacent to Carrick on Suir Railway Station and the Railway Line Corridor is protected for potential expansion of the rail network and other associated uses.

Bus Éireann operates an expressway coach service between the towns of Carrick-on-Suir, Clonmel, Cashel, Tipperary and Cahir and links these towns with Cork, Dublin Limerick and Waterford.

Ring-a-Link offer a six day service from Carrick-on-Suir Town to the surrounding settlements including Grangemockler, Ninemile House, Windgap, Kilmaganny, Tullaghought, Ahenny, Faugheen, Owing, Killamery, Kilcash, Ballyneil, Ballypatrick.

These existing transport links offer opportunities to promote Carrick on Suir as a retail/trade/commercial destination for the surrounding settlements.

**Policy INF 7: Integrated Public Transport**

The Council will support and promote the continued development of a sustainable and integrated public transport network in order to enhance general accessibility and social inclusion. In this regard the Council will work with all transportation and development agencies to upgrade and improve public passenger and freight services serving the Plan area. The Council will also protect lands adjacent to the rail station and along the rail line against encroachment by uses that could compromise the long-term development of the rail facility.

**6.2 Drinking Water**

Carrick on Suir is supplied with water from two separate sources. Water is abstracted from the River Lingaun and from Crotty's Lake. Water abstracted from the River Lingaun and from Crotty's Lake is treated at source. Each supply is supported by reservoirs at Knocknaconnery and Seskin respectively.

<sup>11</sup> Sustainable Transportation Strategy 2012

Due to the nature and topography of the River Lingaun and Crotty's Lake, the water network is divided into low and high level zones. In general, lower areas are supplied from the River Lingaun and high level areas are catered for by the Crotty's Lake supply.

Some intermittent supply difficulties may occur at higher topographic locations during dry weather periods. During periods of low flow, demand is augmented by a borehole supply at Coolnamuck.

New development above a certain level within the town boundary may not be adequately serviced by existing supply arrangements. Therefore, it may be necessary to boost supply to proposed development above this threshold. This restriction also exists to a certain extent to the south of Carrick on Suir.

#### **Policy INF 8: Potable Water**

It is the policy of the Council to facilitate the provision and upgrading of the Water Supply Network and in assessing planning applications will require;

- (a) Proposed developments to connect to the public water mains where available
- (b) Financial contributions in accordance with the relevant Development Contribution Scheme for water services from developers towards existing and/or future developments.
- (c) Where insufficient water supply exists the Council will require the deficit to be addressed at planning stage by the developer in consultation with the Council.

It is also the intention of COSTC to prepare and implement a Water Conservation Programme as and when the necessary funding becomes available.

#### **Policy INF 9: Water Conservation**

It is a policy of the Council to implement a water conservation programme in order to conserve valuable resources by reducing wastage.

### **6.3 Wastewater Services**

Carrick on Suir has a 16,000 P.E capacity Waste Water Treatment Plant (WWTP) with storm water balancing facilities which is sufficient to meet current demand. It is the policy of the Council to permit developments only which can be accommodated by the existing sewerage scheme. Development will not be permitted if the proposal is likely to cause pollution or to overload the sewer or WWTP, cause nuisance or endanger public health. The existing sewer network has been extended to the periphery of the town, however, where development is proposed on other peripheral lands, the Council will require an extension to public networks.

#### **Policy INF 10: Wastewater**

It is a policy of the Council to comply with the 2009 Surface Water Regulations, Waste Water Discharge Regulations (2007), Urban Waste Water Treatment Regulations (2004) and the EPA Code of Practice for Wastewater Treatment and Disposal Systems Serving Single Houses (2009) and to facilitate the provision and upgrading of the Waste Water Service Network in the town and in assessing planning applications will require;

- (a) Proposed developments to comply with the detailed requirements of the Council
- (b) Proposed developments to connect to the public sewer where available or likely to be available.

## 6.4 Surface Water

The Council will require that surface water be disposed of, where possible, on site and drainage will be achieved by a combination of regulated discharge and source control where the objective is to improve the quality and reduce the quantity and the rate of discharge of surface water release to nearby rivers. It is the Council's policy to eliminate or minimise surface water entering sewers. This will be achieved by the retention of surface water within the confines of the proposed development or by limiting discharges from proposed development by attenuation. The objective is to reduce the quantity of surface water being released and discharged into pipework, culverts, open channel streams and rivers.

### **Policy INF 11: Surface Water Quality**

It is the policy of the Council to promote the achievement of good ecological status, good ecological potential and good chemical status for all waterbodies in Carrick on Suir by 2015 in accordance with the Water Framework Directive and it is a policy of the Council to comply with the objectives, policies and Programme of Measures of the Water Framework Directive and the South Eastern River Basin District Management Plan.

Current best practice guidance on Sustainable Urban Drainage Systems is available from the Guidance Documents produced by the Greater Dublin Strategic Drainage Study (GSDSDS). A best practise recommendation for discharge of storm water is by way of shared "regional" rather than on-site systems. Similarly, surface water attenuation systems are recommended in place of underground storage of water in tanks. In this regard the Council would direct proposed applicants to the GSDSDS Policy Documents and the Drainage Code of Practice as well as the website [www.irishsuds.com](http://www.irishsuds.com) for further detailed information. All proposals for surface water discharge to groundwater shall comply with the regulations of EPA document Policy and Practice for the Protection of Groundwater (1998).

The Council also recognises the benefits of harvesting rainwater for reuse within larger developments and individual dwellings. While there is no provision for these systems in the current building regulations, the Council, in granting permission will seek rainwater harvesting in all new developments and will seek design solutions that provide for collection, recycling and reuse of surface water to meet the non-potable needs of the proposed development.

### **Policy INF 12: Surface Water Management**

The Council will seek the implementation of rainwater harvesting, SUDS and best practice guidance for the collection and reuse or disposal and treatment of surface water. Such systems will be required to conserve water, protect water quality and regulate the rate of surface water runoff so as not to cause or exacerbate flooding on the relevant site or elsewhere.

## 6.5 Access to Electricity Supply Networks

There is an extensive local electrical network of 38KV and 10KV power lines within the Plan area and its environs and these are serviced by 38KV and 10KV substations.

## 6.6 Access to Natural Gas

Carrick on Suir is currently served by the Natural Gas Network from the Above Ground Installation (AGI) at Deerpark, the supply is provided to the town at approximately 4 bar pressure and the majority of the larger businesses within the plan area are using Natural Gas. Bord Gais has not received any major requests from new residential/industrial development seeking to be connected but new development can be catered to if the need arises.

## 6.7 Telecommunications

The Council recognises the importance of a high quality telecommunications service for the economic and social development of the town and the Council will seek to achieve a balance between facilitating the provision of mobile telecommunications services in the interests of social and economic progress and sustaining residential amenities and environmental quality. When considering proposals for telecommunication masts, antennae and ancillary equipment, the Council will have regard to the Telecommunications Antennae and Support Structures Guidelines for Planning Authorities DoEHLG 1996 as amended by Circular Letter PL 07/12 referring to Telecommunications Antennae and Support Structure Guidelines issued by the Minister to Planning Authorities under Section 28 of the Planning and Development Act 2000 (as amended) in October 2012 or any amendment thereof.

### Policy INF 13: Telecommunications

The Council will facilitate proposals for telecommunications masts, antennae and ancillary equipment where it can be established that there would be no negative impact on the surrounding area and that no other location can be identified which would provide adequate telecommunication cover except in the following locations;

- (i) At locations detrimental to listed views (Appendix 9)
- (ii) Within significant views of national monuments or protected structures (Map 3 & 3a);
- (iii) In close proximity to schools, churches, crèches, community buildings, other public and amenity/conservation areas and residential areas.

In the consideration of proposals for telecommunications masts, antennae and ancillary equipment the Council will have regard to the following:

- (a) The visual impact of the proposed equipment on the natural or built environment, particularly in areas of sensitive landscape or historic importance;
- (b) The potential for co-location of equipment on existing masts;
- (c) The road networks traversing the plan area and plans for the development of these networks, including any future by-passes, and
- (d) Department of the Environment and Local Government "Telecommunications Antennae and Support Structures Guidelines for Planning Authorities" (July 1996), or any amendments thereto.

Proposals must consider:

- a) Alternative sites and shall set out a justification for the proposed location and assessment of other locations having regard to type and scale of proposed mast,
- b) The long term plans of the developer in the County and wider area and the plans of other promoters.

## 6.8 Access to Broadband

The Council recognises the importance of advanced communications as a key component for the economic development of Carrick on Suir. There is a Metropolitan Area Network (MAN) in the town and Eircom operate a fully digitalised network and can offer a full range of services within the town. Broadband and fixed wireless is also available.

**Policy INF 14: Broadband**

The Council will proactively work with key stakeholders to address deficiencies in broadband coverage and will facilitate the continued development of broadband infrastructure in the town in line with the policies of the National Development Plan and the Regional Planning Guidelines for the South East Region.

**6.9 Satellite Dishes**

Satellite dishes and telecommunications apparatus, if badly sited can materially harm the character and appearance of historic buildings and important townscapes. Some satellite dishes may be erected as exempted development under the Planning and Development Regulations 2001 - 2011. Where permission is required Policy INF 15 will apply.

**Policy INF 15: Satellite Dishes**

It is the policy of the Council to permit satellite dishes except:

- (i) On Protected Structures where the special character would be harmed; or
- (ii) On the front or side of buildings in the ACA; or
- (iii) In other parts of the town where they would be detrimental to the visual amenities of the area.

**6.10 Renewable Energy**

Renewable energy is any naturally occurring, theoretically inexhaustible source of energy such as sunlight, wind, rain, tides, waves, wood fuels, bio fuels, anaerobic digestion, landfill gas and geothermal heat which is not derived from fossil or nuclear fuel. The Government White Paper "Delivering a Sustainable Energy Future for Ireland" sets out the energy policy framework 2007-2020 to deliver a sustainable energy future for Ireland. Issues contained within the White Paper include:

- National security of energy supply;
- Development & implementation of a National Energy Efficiency Action Plan
- Implementation & operation of an All-Ireland energy market;
- Targets of 15% electrical consumption by 2010 & 33% of electrical generation by 2020 to come from renewable energy technologies
- Limiting Ireland's relative dependency on Natural Gas for power generation to approximately 50% by 2020;
- Extension to the Gas & Electrical distribution Network; and
- Develop & implement a Bio Energy Action Plan for Ireland.

**Policy INF 16: Renewable Energy**

It is the policy of the Council to facilitate and encourage sustainable development proposals for alternative energy sources and energy efficient technologies.

**6.11 Small scale wind energy production**

Auto producers can be defined as bodies / persons / companies that seek to develop small scale wind developments in order to meet their immediate energy requirements. Similarly, micro-renewables include non-commercial renewable energy development which provides electricity to a single end user. In assessing the suitability of such proposals the Council will have regard to the proper planning and sustainable development of the area and the Wind Energy Development Guidelines, Guidelines for Planning Authorities (DoEHLG) 2006.

**Policy INF 17: Small Scale Wind Energy Production**

It is the policy of the Council to facilitate, where appropriate, small scale wind energy development by auto producers/micro renewables where energy generated is required in order to meet the immediate needs of the development provided the following criteria are met:

- (i) The energy will be primarily generated to be used on the site;
- (ii) The impact of noise on nearby residents will not be significant;
- (iii) The visual impact on nearby residents will not be significant;
- (iv) Shadow flicker will not impact on the amenity of nearby residents; and,
- (v) Visual impact will be minimal.

**6.12 Waste Management**

The main objectives of the Joint Waste Management Plan for the South East Region 2006 are focused on prevention, minimisation, reuse and recycling of waste, provision of a framework for the development and operation of waste infrastructure within the region and the application of the polluter pays principle.

**Policy INF 18: Waste Management**

It is the policy of the Council to promote the increased re-use and recycling of materials from all waste sources and to implement the policy objectives of the Joint Waste Management Plan for the South East Region 2006. During the life of the Development Plan the Council will implement the policy objectives of the Joint Waste Management Plan for the South East Region 2006 as they relate to Carrick on Suir.

**Policy INF 19: Polluter Pays**

It is the policy of the Council to implement the 'polluter pays' principle with particular regard to industrial discharges and to implement the provisions of the various water pollution and environmental protection legislation and regulations there under.

**6.13 Former Municipal Landfill**

The site of the former municipal landfill at Carrickbeg has been identified under the Waste Management (Certification of Historic Unlicensed Waste Disposal and Recovery Activity) Regulations 2008 as the site of an historic unlicensed waste disposal and recovery activity. STCC is carrying out an Environmental Risk Assessment of the former landfill, will prepare a remediation plan, if necessary, for the site. Following completion of the risk assessment South Tipperary County Council will apply for a Certificate of Authorisation from the EPA, and will implement any remediation proposals depending on the availability of the necessary resources.

Development proposals on the site of the former landfill, or on ground within 250 metres thereof, must take cognisance of the status of these lands. Applicants interested in developing lands in the area are advised to consult the Planning Section and the Environment Section in advance of progressing development proposals as it may be necessary for the remediation plan to be in place before development proposals are considered.

**Policy INF 20: Former Municipal Landfill Site**

The Planning Authority may require, as part of development proposals on or within the vicinity of the former municipal landfill site, the developer to implement mitigation measures as deemed necessary, to offset any potential risk which may result from the closed landfill. The extent of any measures required will be predicated on the status of the Council's remediation plan. As such the developer is required to develop such measures with Carrick on Suir Town Council and South Tipperary County Council.

The mitigation measures referred to above are likely to include;

- Gas Protection Measures for houses within 250m of the closed landfill
- No houses to be permitted within 50m of the closed landfill
- No private gardens within 10m of the closed landfill
- Gas monitoring boreholes etc

**6.14 Flood Risk Assessment**

COSTC has undertaken a Strategic Flood Risk Assessment in support of the COSTDP 2013 and this SFRA has informed the Land Use Zoning Map. Development proposals located within Flood Zone A or B will be required to comply with the recommendations set out under Section 5.3 of the Strategic Flood Risk Assessment (Appendix 2).

The River Suir Catchment Flood Risk Management Plan (anticipated in 2015) will further inform management and mitigation options for flood risk and shall be referred to once available in assessing proposals for new development.

**Policy INF 21: Flood Risk Assessment**

The Planning Authority will require development proposals within Flood Zone A and Flood Zone B to comply with the recommendations of Section 5.3 of the Strategic Flood Risk Assessment. Applications will also be required to be accompanied by a comprehensive Stage 3 Flood Risk Assessment for proposals in an area at risk of flooding, adjoining same or where cumulative impacts may result in a flood risk elsewhere, in low lying areas and in areas adjacent to streams.

**6.15 Specific Infrastructure Actions**

- I 1 Protection of reservation corridor for an appropriately designed and constructed river crossing and provision of a new bridge and associated road network as and when appropriate funding is identified and subject to further environmental assessment<sup>12</sup>.
- I 2 Protection of reservation corridor for new river crossing and provision of a new bridge and associated road network as and when appropriate funding is identified.
- I 3 Removal of trucks not making deliveries in the town centre from Main Street through the use of By-Laws.
- I 4 Examination of parking layout on Main Street in consultation with relevant stakeholders and investigate possible alternative layouts i.e. staggered herringbone parking layout.

<sup>12</sup> Design and location subject to assessment of effects on otters and other protected wildlife and habitats within the River Suir SAC.



- I 5 Design and Implementation of Public Realm Works at Sean Kelly Square.
- I 6 Implementation of traffic calming measures at Greenhill.
- I 7 Improved signage for Town Centre Car Parks.
- I 8 Erection of signage for alternative Clonmel Route from New Street to Castle Street or Barrack Lane and North Quays.
- I 9 Investigate possibility of providing a roundabout and/or right hand turning lane at the north quays/N24 junction.
- I 10 Redevelopment of Carrick on Suir Railway Station and reservation of light industrial lands to the north of the railway station for expansion of the Railway Station and associated uses.
- I 11 To promote the integration and balanced development of all transport modes through the identification and facilitation of designated and shared bus-stops and to support stakeholders where appropriate in the delivery of signage for both urban and rural transport services within the town and its environs.
- I 12 As part of new development the Council will seek the provision of bus lanes and bus stops where appropriate.
- I 13 The Council will liaise with Iarnrod Eireann in order to improve the existing rail crossing on the R697 Cregg Road.
- I 14 The Carrick Beg area shall be examined with regard to Traffic Management issues and the Town Council will seek to address issues identified through traffic calming measures, pedestrian crossings, etc. where appropriate.

## **7 HOUSING**

During the Pre-Draft Public Consultation Stage unfinished housing estates were identified as a threat to the sustainable development of the Plan area whilst the development of lower density housing was listed as an opportunity.

### **7.1 Residential Land Requirements**

The projected population increase for Carrick on Suir will require 17.58 ha of lands zoned for Phase 1 New Residential use in addition to a Strategic Reserve (Phase 2) of 18 ha.

The Council will facilitate housing development on lands zoned for new residential use identified as Phase 1 (see Section 10 for Development Management Requirements). Proposals for new multi-unit residential development on residentially zoned lands designated as Strategic Land Reserve (Phase 2) shall be subject to a Justification Test (Refer to Development Management Chapter 10). This provision shall not be applied so as to prevent the orderly and sustainable development of Carrick on Suir including the delivery of strategic infrastructure (and reasonably associated development) identified in the Plan or to disadvantage those seeking to reside in the town.

Lands under the ownership of Carrick on Suir Town Council at Coolnamuck are identified for Strategic Land Reserve (Phase 2). The Council will develop these lands at their discretion as and when required and the development of these lands for Local Authority own development will not be subject to the Justification Test.

### **7.2 House Tenure**

Local Authority/Voluntary Body rented homes make up 20% of the dwelling units in Carrick-on-Suir compared to 10.5% in South Tipperary and 8.7% nationally. Homes rented from private landlords make up 15.5% of all homes in Carrick-on-Suir – above the average for South Tipperary at 13.75% and below the State at 18.54%. 30% of occupied houses in Carrick-on-Suir are owned outright – with no mortgage outstanding – compared to 39.2% in the County and 34.36% for Ireland as a whole<sup>13</sup>. It is an aim of this COSTDP 2013 to provide for and promote executive style housing and serviced sites in order to rebalance the public – private housing split.

### **7.3 Unfinished Housing Estates**

Carrick on Suir Town Council is addressing the unfinished housing estates within the Plan boundary to ensure that a good living environment is achieved for the residents. There is two unfinished housing estate within the Plan Boundary and the Council is conducting preliminary assessments of the estates, with the view to preparing a detailed Site Resolution Plan with the developer, financial institutions and residents of the estates.

### **7.4 Housing Development**

This Development Plan aims to provide for an increase in high quality, executive style, new residential development on appropriately located sites providing a further housing option for property seekers and those wishing to trade up. The main residential areas serving the town are located to the north of the town centre.

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<sup>13</sup> CSO 2011

The quantum of land at each location is listed below;

Table 7: Lands zoned for New Residential development, Phase 1

<b>Phase 1 Lands</b>	
<b>Location</b>	<b>Area (ha)</b>
Lands to the west of Cregg Road	4.34 ha
Lands to the west of Ballyrichard Road	3.73 ha
Land to the east of Cregg Road	8.73 ha
Lands north of Carrickbeg Cemetery	0.78 ha
<b>Total</b>	<b>17.58 ha</b>

Table 8: Lands zoned for New Residential development, Phase 2

<b>Strategic Land Reserve (Phase 2 Lands)</b>	
<b>Location</b>	<b>Area (ha)</b>
Lands to the west of Cregg Road	7.60 ha
Lands to the west of Ballyrichard Road	3.53 ha
Lands at Coolnamuck	6.9 ha
<b>Total</b>	<b>18.03 ha</b>

### **Policy HSG 1: New Residential Development**

It is the policy of the Council to facilitate sustainable housing development on new residentially zoned lands identified as Phase 1 subject to the relevant criteria set out in this Plan being satisfied. Where Part V of the Planning and Development Act 2000 (as amended) applies the application must also be supported by a Development Impact Assessment (DIA) (see Chapter 9).

The Council will consider new multiple unit residential development on lands zoned for Strategic Land Reserve (Phase 2) development only where the relevant criteria set out in this Plan are satisfied, the application is supported by a comprehensive DIA and where a Phase 2 Justification Test (see Chapter 9) demonstrates that one or more of the following circumstances applies:

- (1) All phase 1 lands have been fully developed, or;
- (2) All phase 1 lands have been fully committed to development (i.e. where planning permission has been granted and where construction is underway), or,
- (3) In the case where all phase 1 lands have not been committed, it shall be proven that those uncommitted lands are unavailable for development or unserviceable.

AND

- (4) The Phase 2 lands are readily serviceable and
- (5) There is a proven demand for new development based on a demonstrated lack of availability of housing and of potential infill sites for residential purposes on lands zoned for town centre or existing residential use and/or
- (6) There is an overriding justification for development on phase 2 lands based on an unforeseen demand for new housing

Proposals for new residential development will be assessed on their merits; however, the minimum requirements set out under the Development Management Section shall be provided for new residential development on lands zoned for residential use. The Council recognises

that in infill development there may have to be a relaxation in Development Management Standards where considered appropriate by the Planning Authority.

## 7.5 Ballylynch Remedial Scheme

In a period between 1979 and 1986 a total of 166 houses were constructed by Carrick-on-Suir UDC on lands at Ballylynch. The design which was deemed innovative for its time was very high density and open-plan. However problems associated with the design became apparent with instances of anti-social behaviour, particularly on unmanaged open spaces and rear lanes. The Ballylynch Residents Associations and officials of the Town Council made ongoing concerted efforts to find solutions to issues as they arose - issues associated with waste ground areas situated to the rear of the dwellings, requiring construction of walls and erection of gates to close off laneways and alleys, and provision of individual front boundary walls to promote a sense of place for the tenants. In March 2011 the Council secured funding for remedial works to the Mountain View part of the estate. It is expected that the scheme will be finished in the first half of 2013. The scheme includes the building of a new section of roadway, the upgrading of local authority houses and soft and hard landscaping of the estate.

## 7.6 Layout, Density and Design of New Residential Development

The successful integration of new housing development with its surrounding context is one of the most important elements in fostering sustainable neighbourhoods and sustainable patterns of movement. Residential development has to have regard to the character of an area including adjoining development, landscape features, contours, archaeological features and local biodiversity.

The extent to which new housing responds to its local context depends not only on the design of the houses themselves but also on the design of the open space, roads and footpaths and equally important, the linkages between new housing and:

- local facilities and community infrastructure;
- the public transport network;
- Greenways, walking and cycling routes and parks.

Residential development needs to have regard to the layout of the adjoining developments. Open spaces, between developments should complement each other and rear gardens should generally not back onto adjoining open space and roads. These situations can provide opportunities for linkages between developments and complementary open spaces.

### Policy HSG 2: Urban Densities

It is the policy of the Council to encourage a range of densities and housing types having regard to neighbouring developments, the urban form of the town and the objectives of proper planning and sustainable development in order to provide a balanced pattern of house types throughout the town and within developments.

#### 7.6.1 Residential Amenity in new residential development

Local Areas for Play: LAPs are small areas (approximately 100 sqm) of unserviced play space located within 1-minute walking time (60m) of houses.

Local Equipped Areas for Play: LEAPs are unsupervised play areas for 4-8 year old children located within 5-minutes walking time (240m) of houses. The area will provide at least five

types of play equipment with seating for adults. The surface shall be of grass, bark chip or rubber carpet. Fencing will allow supervision from nearby houses. The Council will require LEAPs to be provided at locations that are accessible by the wider community.

### **Policy HSG 3: Residential Amenity**

It is the policy of the Council to seek the provision and suitable management of Local Area's for Play and Local Equipped Areas for Play in new residential developments in accordance with the criteria set out under the Development Management Section. Furthermore the Council will investigate suitable sites for the provision of these facilities in existing residential development. All new residential development will be required to comply with the amenity/open space standards set out under the Development Management Section of this Plan.

#### **7.6.2 Mix of House Types**

The creation of successful residential neighbourhoods is about the provision of opportunities for homes which respond to people's needs and which provide a framework where communities can become established and grow. Providing a mix of house types can create neighbourhoods for people of different ages and different lifestyles. This in turn can provide a number of important benefits such as;

- more sustainable use of community services;
- provide opportunities for 'lifetime communities' where people can move house without leaving a particular estate/locale
- increased social inclusion;
- More attractive residential development due to diversity of form.

Developers should also provide for the future extension of individual dwellings both in site layout and internal design.

#### **7.6.3 Serviced Sites**

The Planning Authorities are aware of the need to provide for people to upsize and to be able to build a house to their own design and layout on a larger site, yet within a reasonable distance of amenities such as schools, churches, sports facilities and shops etc. In conjunction with discouraging one off urban generated housing on the agriculturally zoned lands it is the policy of the Planning Authority to facilitate and encourage the development of serviced sites on residentially zoned lands, subject to normal planning and environmental criteria being met (Refer to Chapter 10 for Guidelines on Serviced Sites).

### **Policy HSG 4: Serviced Sites**

It is the policy of the Council to encourage and facilitate the development of serviced sites at appropriate locations within the Plan boundary.

#### **7.6.4 Streets & Movement**

The layout of residential development needs to create spaces where the car becomes secondary and where the street becomes part of the development's amenity area. The Council will encourage new development to be based on a network of spaces rather than a road based layout, a development in which roads play their part but are not dominant. In this regard the Council will also encourage the use of 'home zones'<sup>14</sup> in new residential development.

<sup>14</sup> Home Zones may consist of shared surfaces, indirect traffic routes, areas of planting and features to encourage the use of the street for amenity. These features allow for traffic calming and design features that are used to

## 7.7 Housing Strategy

A critical objective of the County Housing Strategy is the provision of an adequate supply of social and affordable housing and to promote social integration. The County Housing Strategy has identified the continued need for 20% social and affordable housing as part of developments subject to Part V of the Planning and Development Act 2000 (as amended). In assessing all planning applications that are subject to the provisions of Part V of the Planning and Development Act 2000 (as amended) the Planning Authority will consult with the Housing Authority to determine their specific requirements in respect of social and affordable housing. The Housing Authority will determine the rate of social to affordable housing on a case by case basis to ensure balanced communities and promote social inclusion.

### **Policy HSG 5: South Tipperary County Housing Strategy**

It is the policy of the Council to facilitate the implementation of the South Tipperary County Housing Strategy (and any future review thereof), as it applies to Carrick on Suir when implementing local authority housing programmes and when assessing proposals for private residential development. The Council will facilitate the provision of appropriate housing accommodation to meet the needs of the community in a way that achieves social integration.

## 7.8 Traveller Accommodation

South Tipperary County Council together with Clonmel Borough Council and Town Councils of Tipperary, Carrick-on-Suir and Cashel has an integrated strategy for the provision of Traveller Accommodation. The Traveller Accommodation Plan 2009 - 2013 as adopted identifies a need for 6 units for traveller accommodation in the Fethard Area from 2009 - 2013. It is the intention of this Plan to facilitate the measures set out under the Traveller Accommodation Plan as they relate to Carrick on Suir.

## 7.9 Neighbourhood Centres

A core premise of the Retail Planning Guidelines for Planning Authorities 2005, the Guidelines for Planning Authorities – Retail Planning (2012), the County Development Plan 2009 and the South Tipperary County Retail Strategy is the importance of protecting and enhancing the role of town centres. However it is also acknowledged that local shops located in local centres or neighbourhood centres perform an important function in urban areas. They can provide a valued service, catering particularly for the daily or casual needs of nearby residents, those passing by, the less mobile (elderly and disabled etc) and those without access to a car. The Council will consider proposals aimed at meeting local retailing needs as and when required at the locations specified on the Specific Actions Map 2. Any planning applications seeking permission for additional retail uses at these locations will be required to prepare a Retail Impact Statement addressing the impacts if any on the town centre. Where a proposed development will have a detrimental impact on town centre retailing it will not be permitted.

### **Policy HSG 6: Neighbourhood Centres**

It is the policy of the Council to ensure the provision of appropriate neighbourhood centres incorporating retail, commercial and community facilities in conjunction with new residential development where required and appropriate. Such Neighbourhood Centre type shops shall not take from the Town Centre commercial standing and will be assessed under the provisions of the Guidelines for Planning Authorities – Retail (2012), the County Retail Strategy 2010 and any amendment thereof.

indicate to traffic, the entrance to a 'home zone'. 'Home zones' allow streets to become play and amenity areas and add to the character of residential areas.

### 7.10 Childcare Facilities

There are approximately 290 childcare places within the Plan area and these are provided in 9 different registered facilities<sup>15</sup>. The Planning Authority refer all planning applications involving the provision of childcare facilities to the County Childcare Committee which comments on availability in existing services etc and regard is had to any comments received in assessing all new applications.

#### **Policy HSG 7: Childcare Facilities**

The Council will support the provision of high quality, affordable childcare facilities at easily accessible central locations in association with housing and other development in compliance with the County Childcare Strategy and the Childcare Facilities Guidelines for Planning Authorities 2001(DoEHLG) or any amendments thereto.

### 7.11 Nursing Homes & Retirement Villages

There are currently three Nursing Homes operating within the Plan area and in order to cater adequately for an ageing population, the Council has identified that the development of nursing homes and retirement villages will be a feature of future development in Carrick on Suir, on appropriately zoned lands, such that residents can avail of all urban services whilst occupying a pleasant environment.

#### **Policy HSG 8: Nursing Homes/Retirement Villages**

It is the policy of the Council to encourage and facilitate the sustainable development of nursing homes and retirement villages on appropriately zoned land. All proposals will comply with the Development Management Standards set out in Section 9.

### 7.12 Individual houses on lands zoned for agriculture

The purpose of the agriculturally zoned lands is to preserve their integrity so as to provide for the co-ordinated and orderly growth of these lands in the context of Carrick on Suir at a future date. However the Council will facilitate the development of individual houses on lands zoned for Agricultural land use within the Development Plan boundary providing that the overall objective of this land use zoning is not compromised or prejudiced and that applicants satisfy Policy HSG 9. Planning applications seeking permission for a one off house on agriculturally zoned lands will be required to include details on all future proposed residential development on the landholding and in assessing such planning applications the Planning Authority will have regard to ribbon development in the vicinity.

<sup>15</sup> Information provided by the County Childcare Committee in the third quarter of 2012.

**Policy HSG 9: Individual Houses on Agriculturally zoned lands**

It is the policy of this Council to facilitate individual houses on agriculturally zoned lands at locations removed from the following pressure areas;

- (i) National Primary, National Secondary and Regional Roads;
- (ii) On local roads where there is an existing pattern of ribbon development,

Where the proposal is for an individual house; and

- (a) It is being made by a farmer of the land or a direct descendent of a farmer of the land, and;
- (b) The house design, siting and layout is in accordance with the Rural Design Guide for Individual Houses in the Countryside (available as a separate document); and
- (c) The house is for that persons own use; and the applicant has a housing need; and
- (d) The applicant can demonstrate that he/she is eligible under the above criteria
- (e) The proposed development will not prejudice the potential future development of the landholding.
- (f) The proposed development is not in an area at risk of flooding

An exception to the above may only be made on Regional Roads where the proposal is for an individual house, criteria a – f are satisfied and it is not possible to locate the house on other lands within the landholding and outside of the pressure areas and the proposed development will not prejudice the potential future development of the landholding.

**7.13 Specific Residential Actions**

- R1 To ensure community, recreational and amenity provision as part of new development as appropriate in accordance with the policies, actions and standards of the Plan.
- R2 To encourage the development of executive style housing development to cater to high end and up scaling housing options.
- R3 To provide “serviced sites” options to enable potential buyers to design and construct houses to their specific requirements whilst remaining within the town environment.



## 8 AMENITY, BUILT AND NATURAL HERITAGE

Section 8 addresses Architectural Heritage, Natural Heritage and Recreation and Amenity. The Medieval Town and Ormond Castle, local history and public open spaces in Carrick on Suir Urban were identified as strengths at the Pre-Draft Stage. Limited access to the Ormond Castle and lack of open space in Carrick Beg were deemed to be weaknesses whilst the loss of the navigation right of way and river walks were highlighted as threats. It was considered that the improvement of the access arrangements to Ormond Castle, creation of a new open space in Carrick Beg, Protection of the Navigation Wall and development of the River Walks could all be converted to viable opportunities.

### 8.1 Architectural Heritage

#### 8.1.1 Protected Structures

The Planning and Development Act 2000 (as amended) afford protection to buildings and groups of buildings, including townscapes, of special architectural, historical, archaeological, artistic, scientific, social or technical interest. In relation to a protected structure or proposed protected structure, the term 'structure' includes the interior of the structure, the land lying within the curtilage of the structure, any other significant structures lying within that curtilage and their interior, and all fixtures and features which form part of the interior or exterior of that structure. The protection also extends to any features specified as being in the attendant grounds.

When considering proposals for works to a protected structure or proposed protected structure, the Council will have regard to the Architectural Heritage Protection Guidelines for Planning Authorities 2004 (DoEHLG) and the Architectural Heritage Protection for Places of Public Worship Guidelines for Planning Authorities 2003 (DoEHLG) which set out best practise conservation principles. The Record of Protected Structures (RPS) for the Plan area is attached as Appendix 7 (Map 3).

#### **Policy AH 1: Protected Structures**

It is the policy of the Council to conserve and protect buildings, structures and sites contained in the Record of Protected Structures that are of special interest and to ensure any development is appropriate and sensitively undertaken. In assessing development proposals the Council will, where applicable, have regard to the Architectural Heritage Protection Guidelines for Planning Authorities and any relevant Conservation and Management Plans. The Council, will proactively work with developers/applicants to facilitate the appropriate reuse/redevelopment of Protected Structures. The Planning Authority will resist;

- (a) Demolition of protected structures, in whole or part,
- (b) Removal or modification of features of architectural importance,
- (c) Development that would adversely affect the setting of a protected structure

#### 8.1.2 Architectural Conservation Areas

The Architectural Conservation Area (ACA) is outlined in Figure 8 and includes Main Street, West Gate, Sean Kelly Square and parts of Bridge Street, New Street and Castle Street. The ACA is so designated owing to the area having particular architectural and environmental qualities which derive from the unique layout, design, unity of character and the mellowing of time. The Council considers that the protection of the historic townscape within this area is a critical element in the successful regeneration of the town as an attractive retail, tourism and

heritage product, but also acknowledges that many of its buildings, frontages and open spaces require improvements and visual enhancement.

Traditionally change in the ACA was gradual and building alterations and additions were undertaken in a manner complementary to the built fabric of the street. Local materials were primarily used, resulting in consistency and a distinctive regional or local character.

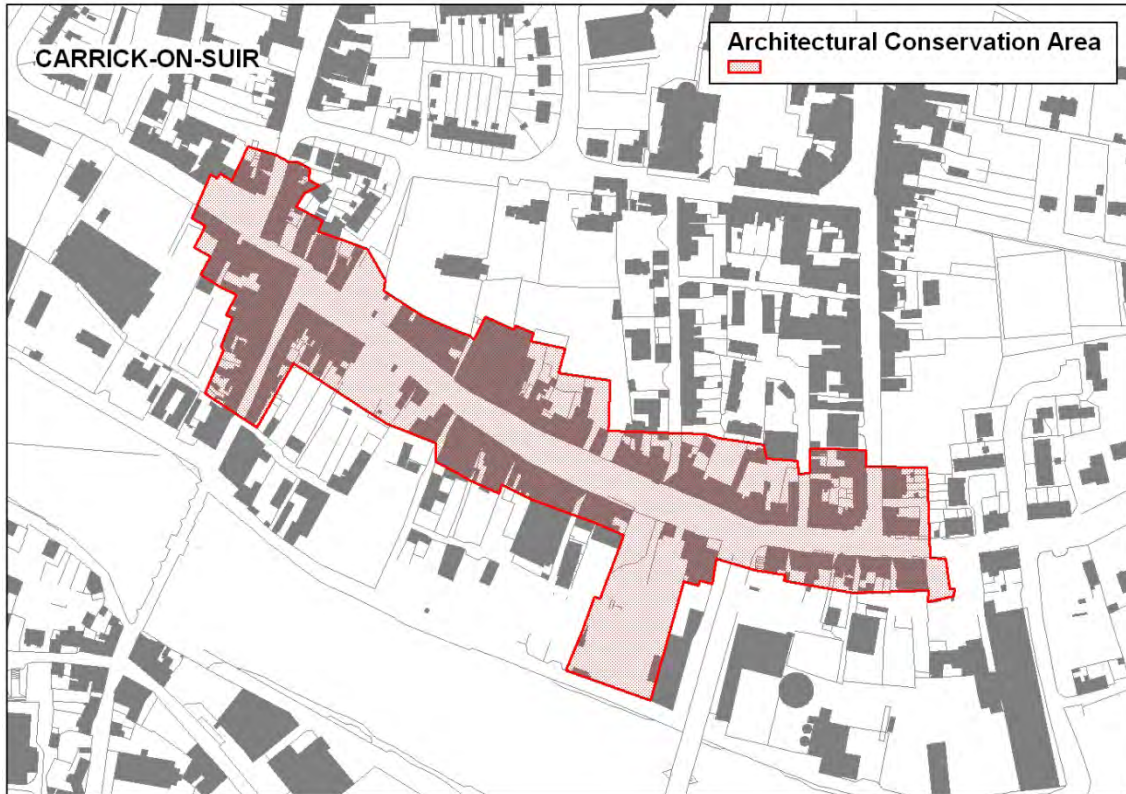


Figure 8: Architectural Conservation Area

#### **ACA Statement**

In an ACA, the carrying out of works to the exterior of a structure will be exempted development only if these works would not materially affect the character of the area excluding maintenance and repair works which are carried out sensitively. Furthermore works must be consistent with the appearance of the structure itself and neighbouring structures. Owners of buildings within the ACA should consult with the Planning Authority prior to carrying out works and the following principles should apply;

- Sensitivity is required in the design of buildings or extensions within an ACA
- Conversion/adaptation of an existing property should be considered before the need to demolish and replace. Older buildings can be successfully adapted to new uses and conversion can make good economic sense. Conversion can often enable an important street facade to be retained.
- Extensions/alterations must complement the existing building. The extension should be subordinate in scale and in a form that allows the identity and character of the original structure to be retained. Important architectural details should be preserved and protected, including stone walls, iron railings, sash windows and moulded plasterwork.

- New build should complement neighbouring properties and adjacent spaces. Proposals should have regard to the continuity of rhythm, scale, mass and outline of adjacent buildings and their details, materials, texture and colour.

The following criteria will apply when considering proposed shop front in ACA's:

- Shop-front advertisements normally should be restricted to fascia signs placed immediately above the shop window. Fascia lettering and logos are best hand-painted in a style and colour that harmonises with the shop and helps to portray its use. Long continuous fascia signs, stretching full-width across a frontage or straddling across two or more buildings should be avoided. Signs that extend higher than the sill of first floor windows will not normally be acceptable.
- Hanging signs can have a place in the streetscape; however, they should not be mounted higher than first floor windows. There should be normally not more than one hanging sign to each property frontage, and the bracket should not extend more than 80cm from the wall face and the lowest part of the sign a minimum of 2.2m above pavement level.
- In the case of properties with multiple tenancies, the ground floor shop may have a fascia sign and one additional projecting sign may be permitted to the first floor premises. A plaque located at the front door should serve all additional tenants.
- Where there is insufficient fascia space decorative lettering can be painted directly onto the display window, provided it is of an appropriate form.
- Brand advertising is not acceptable on fascias and fascias should not link buildings of different styles.
- Modern roller shutters result in a blank appearance during closing hours and render a dead street frontage. Thus, applications including such roller shutters will be deemed unacceptable.
- Separate entrances to upper level residences shall be retained and reinstated.

Note: Murals require planning permission and applications for wall painted advertising will be assessed against the visual impact on the character of the area, particularly within an ACA.

#### **Policy AH 2: Architectural Conservation Area (ACA)**

It is the policy of the Council to ensure the enhancement and management of the ACA. Within the ACA the Council will have regard to:

- The impact of proposed development on the character and appearance of the ACA in terms of compatibility of design, colour and finishes, and massing of built form;
- The impact of proposed development on the existing amenities, character and heritage of these areas; and,
- The need to retain important architectural and townscape elements such as shopfronts, sash windows, gutters and down pipes, decorative plasterwork, etc.

#### **8.1.3 National Monuments and Places**

A Zone of Archaeological Potential (Figure 9) has been identified by the National Monuments Section of the Department of Arts, Heritage and the Gaeltacht in Carrick on Suir. This zone along with other sites and features of archaeological significance are listed by the National Monuments Section in the Record of Monuments and Places (RMP) and are protected by National Monument legislation.

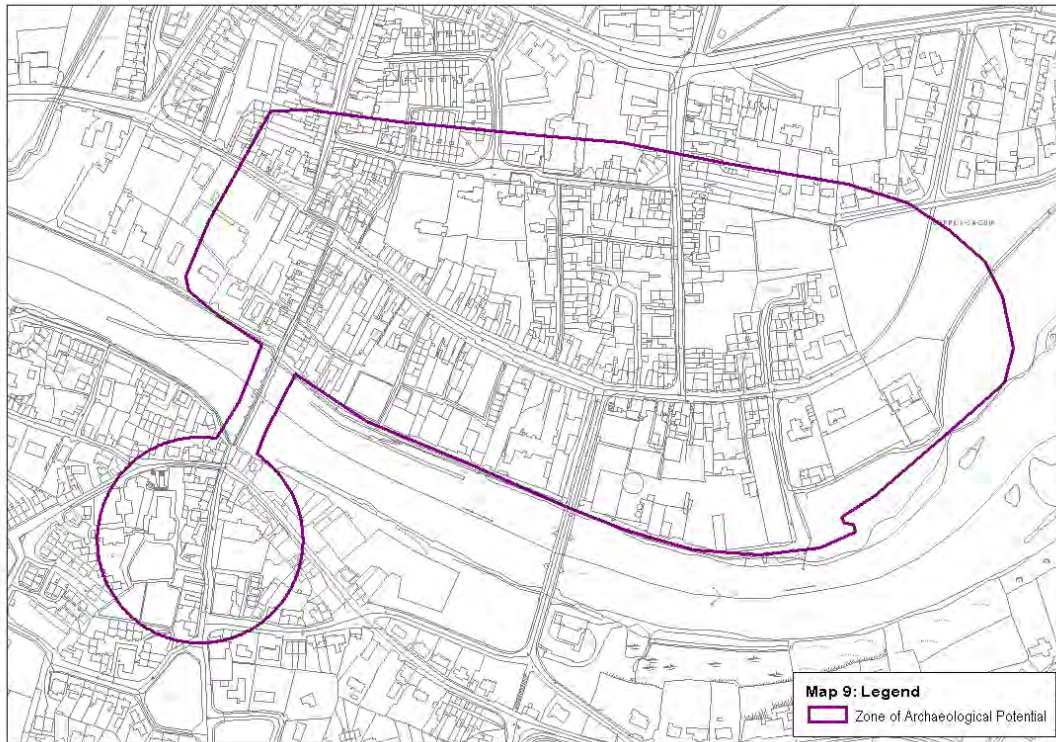


Figure 9: Zone of Archaeological Potential

Sites and monuments contained in the RMP as it applies to Carrick on Suir, such as the Ormond Castle (TS-085-004001 & 002) and the Town Walls (TS-085 – 004032), are set out in the Monuments and Places Map 4. There are currently 46 registered Monuments within the Plan boundary.

Table 9: Registered Monuments located within the Plan boundary.

RMP Ref. No	Townland(s)	Classification
TS-085 - 004002	Townparks	House – 16 <sup>th</sup> Century
TS-085 - 004040	Townparks	Wall Monument
TS-085 - 004015	Townparks	Architectural Feature
TS-085 - 004017	Townparks	Graveslab
TS-085 - 004018	Townparks	Graveslab
TS-085 - 004019	Townparks	Graveslab
TS-085 - 004008	Townparks	Castle – Tower House
TS-085 - 004009	Townparks	House – 17 <sup>th</sup> Century
TS-085 - 004001	Townparks	Anglo Norman Masonry Castle
TS-085 - 004003	Townparks	Religious House – Franciscan Nuns
TS-085 - 004004	Carrickbeg	Religious House
TS-085 - 004005	Carrickbeg	Castle (unclassified)
TS-085 - 004007	Townparks	Bridge
TS-085 - 004011	Carrickbeg	Church
TS-085 - 004012	Townparks	Religious House – Knights Hospitallers
TS-085 - 004013	Townparks	Bawn
TS-085 - 004014	Carrickbeg	Graveslab

TS-085 - 004020	Townparks	Graveslab
TS-085 - 004022	Townparks	Chest Tomb
TS-085 - 004023	Townparks	Graveslab
TS-085 - 004024	Townparks	Graveslab
TS-085 - 004025	Townparks	Graveslab
TS-085 - 004026	Townparks	Graveslab
TS-085 - 004027	Townparks	Graveslab
TS-085 - 004028	Townparks	Graveslab
TS-085 - 004029	Townparks	Graveslab
TS-085 - 004030	Townparks	Graveslab
TS-085 - 004031	Carrickbeg	Graveyard
TS-085 - 004032	Townparks	Town Defences
TS-085 - 004037	Townparks	Water Mill (Unclassified)
TS-085 - 004038	Carrickbeg	Graveyard
TS-085 - 004006	Townparks	Church
TS-085 - 004021	Townparks	Graveslab
TS-085 - 003	Tinvane	Cross Fragment
TS-085 - 005	Ballylynch	Enclosure
TS-085 - 006	Tinhalla	House 17 <sup>th</sup> Century
TS-085 - 022	Tinhalla	Fulacht Fia
TS-085 - 018	Crenangh North	Fulacht Fia
TS-085 - 019	Crenangh North	Fulacht Fia
TS-085 - 020	Crenangh North	Fulacht Fia
TS-085 - 021	Crenangh North	Fulacht Fia
TS-085 - 007001	Crenangh North	Fulacht Fia
TS-085 - 007002	Crenangh North	Fulacht Fia
TS-085 - 007003	Crenangh North	Fulacht Fia
TS-085 - 007004	Crenangh North	Fulacht Fia
TS-085 - 017	Carrickbeg	Fulacht Fia

The Council will require the preparation of archaeological assessment where a proposed development is located at or close to known archaeological monuments or sites, including site works that are extensive in terms of area (ground disturbance of half hectare or more) or length (1 kilometre or more) and developments that require an Environmental Impact Statement. In this regard the Council will consult with the DECLG and other statutory consultees when considering applications for planning permission for development on or in the vicinity of archaeological sites and/or monuments.

### **Policy AH 3: Archaeology**

It is the policy of the Council to safeguard sites, features and objects of archaeological interest generally and the Council will protect (in-situ where practicable or as a minimum, preservation by record) all monuments included in the Record of Monuments and Places and sites, features and objects of archaeological and historical interest generally.

#### ***Ormond Castle***

As set out under Section 4.6.1 Ormond Castle is a historical asset to the town and offers considerable tourist potential. It is a policy of this Plan that new development does not have a negative impact on the setting or amenity of this asset.

## 8.2 Natural Heritage

Natural heritage encompasses biodiversity (natural countryside, flora and fauna etc), geology and landforms. Economic progress in Ireland has placed new strains on our environment. Conserving species in their natural habitats requires a strategic approach to planning and development to ensure the adequate conservation of habitats through designation of conservation areas such as Natural Heritage Area's (NHA's), Special Protection Areas (SPA's) and Special Areas of Conservation (SAC's). There is one conservation area within the COSTDP area; the Lower River Suir SAC, this provides the habitat for a wide range of plants and animals.

Natural Heritage Areas are designated for their conservation value at a national level. Tibberaghny Marsh is proposed as a Natural Heritage Area. Sites of local biodiversity interest in Carrick on Suir include the Glen River area and the Duckpond. There are also 11 groups of Listed Trees within the Plan Boundary. The designated sites are illustrated in Appendix 1. The Environmental Report accompanying this Plan sets out a wide range of detail on the environment of the Plan area.



### 8.2.1 Lower River Suir SAC

A key objective is the maintenance of favourable conservation status for protected habitats and species within the River Suir SAC i.e. alluvial woodland, Twaite Shad, Crayfish, Lamprey Species, and Otter.

#### **Policy AH 4: River Suir & tributaries**

It is a policy of this Council to protect and improve the natural amenity potential and accessibility of the River Suir and its tributaries, to protect riparian habitats along the watercourses by maintaining an appropriate ecological buffer zone, a minimum of 10m where feasible, from the top of the watercourse riverbank and to protect and improve access to the River Suir without compromising the quality and setting of the river.

#### **Policy AH 5: Lower River Suir SAC**

To conserve the favourable conservation status of species and habitats within the River Suir Special Area of Conservation and ensure that development is not permitted that adversely affects the integrity of the site unless of overriding public interest and subject to compliance with Article 6 of the EU Habitats Directive.

#### **Policy AH 6: Ecology**

To encourage the protection, the retention and creation of, ecological corridors and networks that connect areas of high conservation value such as hedgerows, earth banks and wetlands.

Maintenance of an appropriate buffer zone along the riparian habitat and enhancing green infrastructure and ecological corridors between key sites of nature conservation value are also required.

The Lower River Suir and its tributaries are very important assets of the town and play a vital role in the layout and structure of Carrick on Suir and are integral elements of the settlements landscape character. The River Suir forms the dominant physical landscape feature through the centre of the town.

Waterway corridors associated with the Suir such as the Glen River, are physically and visually linked to the Suir, are multi-functional in nature, and;

- Provide important visual amenity for the town;
- Allow for the provision and enhancement of open space, public amenities and linkages;
- Provide for the preservation and enhancement of wildlife habitats and natural corridors;
- Provide opportunities for waterfront developments, new recreational facilities and leisure activities;
- Provide opportunities for tourist related development;
- Provide for drainage and flood water storage

Proposals to develop a linear riverside park along the Glen River, in addition to new public parks to the south and east of the Ormond Castle and at the Bog Field (with associated Water Sports facilities) will bring the river and its tributaries into the public realm to a greater degree and will improve access to the river and its tributaries as amenity assets.

The Councils will support proposals for development associated with water sports adjacent to the River Suir where all the following criteria are met.

- The proposed facilities are compatible with any existing use of the water, including non-recreational uses;
- It will not result in damage to the Lower River Suir SAC or features of the archaeological and built heritage;
- The development can be satisfactorily integrated into its landscape or townscape surroundings;
- The development will not have an unacceptable impact on visual amenity,
- The development will not result in over intensification of use leading to pollution, excessive noise and nuisance.

Water sports cover a wide range of activities from tranquil uses such as angling, sailing, canoeing, rowing and sail boarding to powered activities such as waterskiing and powerboat uses.

The Council will consult with Inland Fisheries Ireland on development proposals concerning riparian areas and watercourses and to take account of the requirements for the protection of fisheries habitat during construction and development works at river sites.

### 8.2.2 Invasive Species

The proliferation of Japanese Knotweed is a significant threat along the River Suir that needs to be monitored to avoid degradation of habitats by invasive species. Where development is approved for sites containing known invasive species, the Planning Authority will consider, where appropriate, the use of conditions for control and eradication of invasive species. The Council will promote awareness of invasive species and their management, and work with other agencies in the County to address the issue.

#### **Policy AH 7: Wildlife and Habitat Protection**

It is a policy of the Council to protect plant, animal species and habitats which have been identified by the Habitats Directive, Bird Directive, Wildlife Act (1976) and Wildlife (Amendment) Act 2000 and the Flora Protection order S.I. No. 94 of 1999 including the River Suir SAC and Tibberaghny Marshes pNHA.

### 8.2.3 Views and Prospects

The Council will ensure that all important views and prospects are maintained and not obscured by insensitive development.

#### **Policy AH 8: Views and Prospects**

It is the policy of the Council to protect views and prospects of special amenity value or special interest. These views are set out in Appendix 10.

### 8.2.4 Tree Preservation

In recognition that trees form a valuable part of the environment, providing visual amenity, add to the diversity of the landscape and wider environment, and provide a roosting place for birds and food for a wide variety of wildlife it is important that these trees are afforded protection. Trees that are considered significant landscape features within the Plan area are listed in Appendix 10. Proposals for new development should ensure that specimen trees are not felled or rendered vulnerable by excavation around the root system. The Council may also request that a tree survey is completed as part of a development proposal, to ensure that proposals for development will not damage or result in the loss of trees listed for preservation and that compensatory tree planting is carried out prior to felling of older specimens. The Council may make Tree Preservation Orders (TPO) as deemed necessary following inspection and report by a qualified arboriculturist.

#### **Policy AH 9: Tree Preservation**

It is the policy of the Council to seek the protection of mature trees identified in Appendix 10. Development that requires the felling of protected trees will be discouraged.

## 8.3 Recreation & Amenity

Recreation, leisure and sport are important components of a good quality of life and have major land use implications. Adequate and accessible provision of open space, sport and recreational facilities is an important consideration in assessing the quality of life in a town or area. It is likely to become more important as the focus within new developments will be on building sustainable communities. The recreation and amenity aims of the Plan are as follows:

- Seek the provision of a diverse range of quality open space, amenities and recreational facilities to meet both the current population and the projected needs of the town.



- The range of facilities should reflect the needs, interests and aspirations of the community including, but not limited to, sporting fields and associated facilities, skate parks, passive parks, playgrounds, natural areas, civic spaces, and waterway facilities
- Promote the accessibility of recreational and amenity facilities to all sectors of the population.
- Promote the efficient use of resources in meeting the needs of the town.
- Ensure a high standard of design of all recreational and amenity facilities

Best Practise Guidelines indicate a requirement for 2.83 ha of public open space per 1,000 population with 1.8 ha being provided for active recreation i.e. sports fields and 1.03 ha being provided for passive recreation i.e. neighbourhood and linear parks.

Currently in the Plan area there are 9 ha of district level passive public open space<sup>16</sup> and 16.75 ha of private/club owned<sup>17</sup> (active) open space (see Figure 10). The riverfront and town centre also contribute to the amenity/open space value of the area. Carrick on Suir is well served in terms of quantity of open space. In addition the setting of the town on the Lower River Suir with associated tributaries provides an opportunity for establishing new open spaces and creating a network of open spaces of strategic value and importance to the towns self image as well as recreational needs. The development of additional open space/amenity areas at the strategic locations listed below will benefit the existing hierarchy of open spaces (see Figure 10);

- Linear riverside amenity area linking the Duck Pond to Davin Park, Sean Healy Park and the River Suir along the Glen River
- Carrick Beg lacks a public open space and there is potential to provide a public park at the Bog Field with ancillary water sports use and associated riverside walk along the southern bank of the River Suir
- The Sally Yard presents an opportunity to develop a significant new public open space
- Lands to the east of Ballylynch Residential area



Plate 14: Bog Field

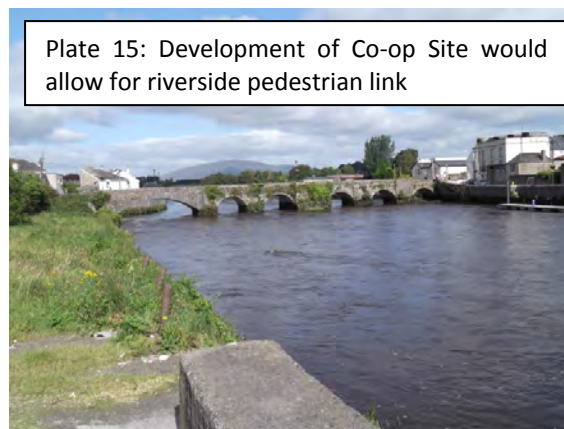


Plate 15: Development of Co-op Site would allow for riverside pedestrian link

<sup>16</sup> Large public open spaces serving the town catchment i.e. Sean Healy Park, Castle Park, The Park, Fair Green, Duck Pond.

<sup>17</sup> Namely the Sean Kelly Sports Centre on the Pill Road, Davin Park on the N24, Mollerans GAA Club and the Carrick Units Grounds at Coolnamuck and the tennis courts at the Ormond Castle. Rock Rovers Football Club is located outside of but adjoining the development plan boundary at Deerpark.

It is a specific action of this Plan to develop additional public open space along the Glen River, at the Bog Field, Sally Yard and to the east of Ballylynch.

**Policy AH 10: Recreation & Amenity**

It is a policy of this Council to ensure that all residents have reasonable access to a range of different types of open space and to seek the establishment of new public parks at the Bog Field (Carrick Beg), south and east of the Ormond Castle and along the Glen River.



Plate 16: Glen River

In addition to providing new public parks this Plan also seeks to improve access and usage of the existing district scale public open spaces.



Plate 17: Example of a good River Park achievable along the Glen River

Source: [www.landstudies.com](http://www.landstudies.com)



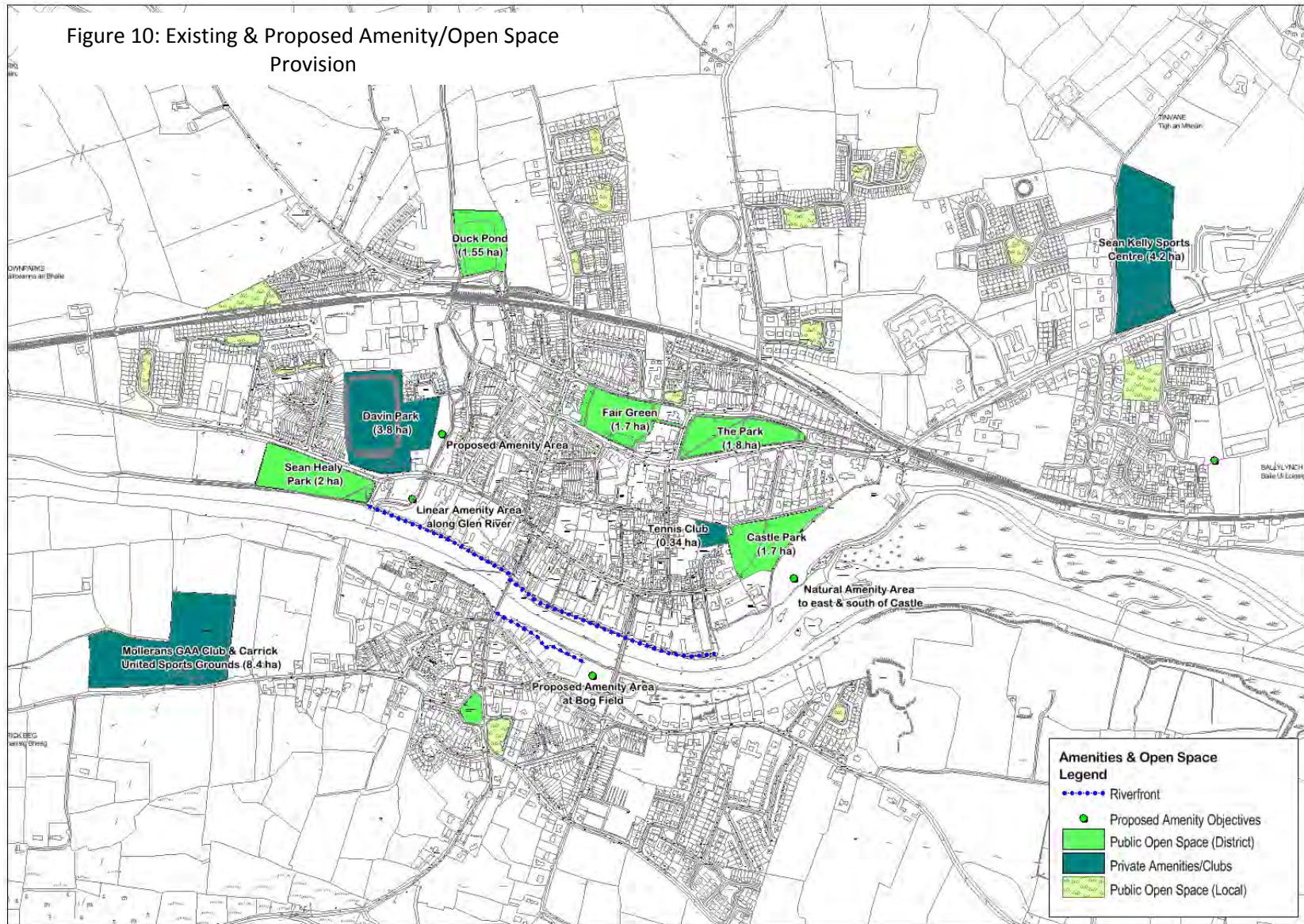
Plate 18: Example of a good riparian Pocket Park achievable at the Bog Field

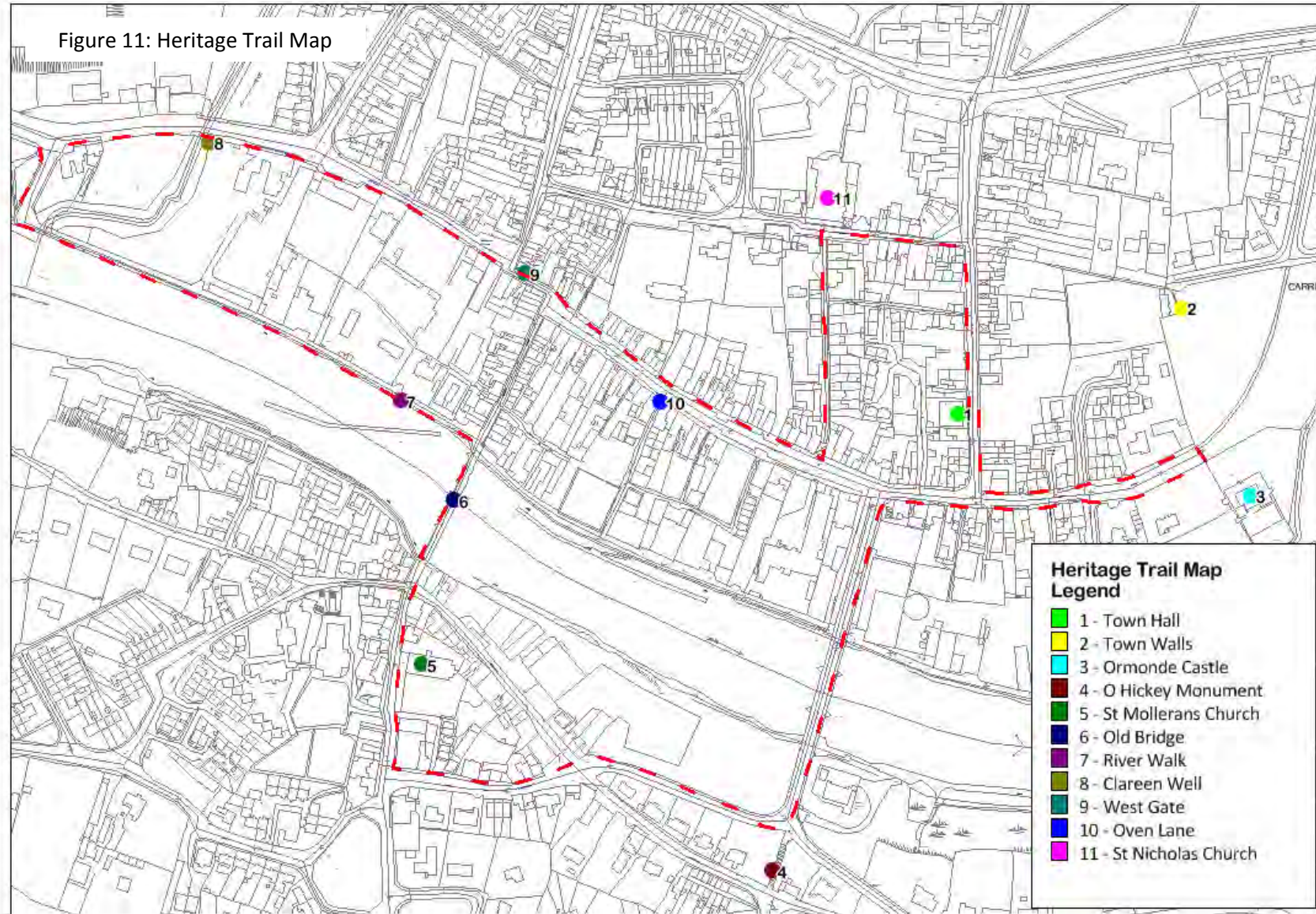
Source: [www.Geograph.ie](http://www.Geograph.ie)

**8.3.1 Heritage Trail**

The Council has erected interpretive panelling for a Heritage Trail of 2.6 km starting at the Town Hall and looping around the town (see Figure 11).

Figure 10: Existing & Proposed Amenity/Open Space Provision





### 8.3.2 Approach Roads

The main approach roads to the town are the N24 National Primary Route from Clonmel and Waterford, the R696 Regional Road from Kilkenny and the R676 from Dungarvan. It is a specific objective of the Council to prepare Enhancement Schemes for the main approach roads. The Council will seek to deliver these schemes as funding becomes available and as lands come forward for development.

#### **Policy AH 11: Approach Roads**

It is the Policy of the Council to enhance the approach roads to the town. Where appropriate planning proposals will be required to incorporate improvements in conjunction with any permitted development. Furthermore the Planning Authority will examine and implement opportunities for improving amenity at roadsides and entrances as opportunities arise.

### 8.4 Specific Amenity, Built and Natural Heritage Actions

- AH 1 To develop additional public open space along the Glen River, at the Bog Field adjacent to the Co-op site and to the east and south of the Ormond Castle as and when the necessary resources become available.
- AH 2 The Council will prepare Approach Road Enhancement Schemes for the Clonmel, Waterford, Kilkenny and Dungarvan Approach Roads. The Council will seek the delivery of these Enhancement Schemes as funding becomes available and/or as lands come forward for development.
- AH 3 To seek to retain and incorporate key landscape features such as trees, stone walls, streams etc. into open space and landscape plans for new developments in order to create distinctiveness of landscape and a sense of identity.
- AH 4 The Council will seek the removal of unauthorised advertisements, signs, street signs and other structures within the ACA
- AH 5 As opportunities arise the Council will improve pedestrian linkages throughout the town centre as shown on the Public Realm and Transportation Map (see Figure 5). These pedestrian routes will link amenity areas to the town centre and residential areas.
- AH 6 The Council will seek the removal of unsightly elements at historically sensitive locations within the town such as inappropriate advertising, poles and wirescapes.
- AH 7 Any development of the site which includes the Lime Kiln in Carrick Beg shall seek to incorporate same into the development, as a feature of this site, and appropriate restoration works shall be carried out to same.

## 9 COMMUNITY & SOCIAL

This Section examines the broader social, cultural and community life of the town and sets out measures the Planning Authority can put in place to assist the variety of stakeholders achieve their aims.

### Policy CS 1: Interagency Cooperation and Collaboration

It is the policy of the Council to assist and support the implementation of the South Tipperary County Strategy for Economic, Social and Cultural Development. The Council will proactively engage with all initiatives and all stakeholders operating in the community in order to ensure the achievement of the aims of this Plan.

### 9.1 RAPID Area

Carrick-on-Suir is a designated RAPID area since 2002. RAPID (Revitalising Areas through Planning Investment and Development) is a programme which aims to improve the quality of life and make opportunities available to residents of the most under resourced communities. The programme is managed through the Community and Enterprise Section of South Tipperary County Council.

Over the last decade the programme has had much success in achieving greater service delivery and infrastructure for Carrick-on-Suir across areas such as youth services, community safety, physical environment, education and employment.

Youth services are delivered in Carrick-on-Suir through the Foroige Neighbourhood Youth project and the Waterford and South Tipperary Regional Youth Services who operate the Edge Garda Youth Diversion Project. The Local Community Development Programme is currently delivered through the Suir Community Development Project. The RAPID programme delivers through task groups and local networks such as the community network and education network.

### Policy CS 2: Addressing Social Inclusion

The Council will actively use the tools available to it to ensure that all new development addresses issues of social inclusion. The Council will also work with other key stakeholders to address issues of equality of access for all to services, facilities and decision making processes. In particular it will actively implement the findings of the Accessibility Audit.

### 9.2 Community, Arts & Culture

The South Tipperary Audit of Community, Sports and Arts Facilities 2008 found that Carrick on Suir is the home to 29 community, sports and arts facilities including the Carrick-Beg Community Centre and the Greenside Parish Hall & Social Services Centre in addition to 5 community rooms and 3 community houses. The Plan area also accommodates a library, a heritage centre and two theatres. The theatres and local theatrical groups are considerable strengths of the town.

### Policy CS 3: Arts and Culture

The Council will seek the provision of arts, cultural and entertainment facilities, new works of art and performing space in association with new development proposals, where appropriate and will seek to support the arts within overall public local services provision for the enhancement of Carrick on Suir as a place in which to live, work and invest.

### 9.3 Library Services

The County Tipperary Joint Libraries Committee is the authority responsible for providing and promoting an active public library service for the people of both North and South Tipperary. The service now operates a network of thirteen branches throughout the county including Carrick on Suir.

#### **Policy CS 4: Library and Information Access**

It is the policy of the Council to ensure that everyone has equal opportunity access to a high quality library and information service that is responsive to the changing needs of the community and is fully supportive of the process of life-long learning.

### 9.4 Community Facilities

The Council currently operates the Amenity Grants Scheme (since 2003) in order to assist community-based projects, which aim for the social, recreational, amenity and cultural betterment of their community. The South Tipperary Social Inclusion Audit provides greater details of community amenity provision and needs.

#### **Policy CS 5: Community Amenity**

It is the policy of the Council to ensure that adequate and safe amenity and recreational open space and facilities, including community facilities and centres, are available for all groups of the population at a convenient distance from their homes and places of work.

### 9.5 Burial Grounds

The existing cemetery at Carrick Beg serves both the town and its general hinterland and there is an identified need for additional lands to allow for the expansion of this facility. Accordingly to facilitate the continued use of this burial ground additional lands have been zoned to provide for the necessary expansion for the cemetery. South Tipperary County Council operates a scheme of grants to assist operative committees in the upkeep and maintenance of burial grounds that are at or near capacity.

#### **Policy CS 6: Provision of Burial Grounds**

It is the policy of the Council to identify land for social and public use in the town that will facilitate the provision and expansion of burial grounds.

## 10 DEVELOPMENT MANAGEMENT GUIDELINES

### 10.1 Introduction

Development Management is a statutory process, and the Council is required to manage development by ensuring that permissions granted under the Planning and Development Act 2000 (as amended) are consistent with the policies and specific actions of the COSTDP 2013. This Section has been prepared in accordance with the Development Management Guidelines for Planning Authorities 2007 and includes the relevant planning standards and design criteria that will be applied by the Council to development proposals within the Development Plan area. The Council will require all permitted development to have regard to the requirements and standards of this Chapter.

#### Policy DM 1: Development Standards

It is the policy of the Council to require all development to comply with the relevant standards identified in the Development Management Section of the COSTDP 2013-2019.

### 10.2 Lands Use Zoning Objectives

The purpose of land-use zoning is to indicate the development management objectives of the Council for all zoned lands within the Development Plan boundary. This ensures that development is guided towards the right location and enhances both commercial stability and the environment of the town.

Eight such zones are indicated in this Development Plan and are set out in Table 10 below. Table 11, the Land-Use Zoning Matrix is intended as a general guideline in assessing the acceptability or otherwise of development proposals, although the listed uses are not exhaustive. Factors such as density, height, massing, traffic generation, design criteria, visual amenity, and potential nuisance by way of noise, odour and pollution are also significant and relevant to the proper planning and development of the area.

Table 10: Land Zoning Development Objectives

<b>TC</b>	To preserve, enhance and/or provide for town centre facilities. Proposals for development on lands zoned for town centre should comprise of mixed use developments consisting of a combination of retail, office, service, community and/or residential uses.
<b>R</b>	To preserve and enhance Existing Residential amenity, ensuring that any new development does not result in excessive overlooking of existing residential properties, does not reduce general safety for existing residents and does not reduce the usability and security of existing public and private open space.
<b>R1</b>	To provide for New Residential development. Density on such sites will be determined by the nature of the site and proximity to the town centre.
<b>LI</b>	To provide for Light Industry and employment and related uses.
<b>GI</b>	To provide for General Industrial and Employment and related uses.
<b>SP</b>	To provide and improve Social and Public facilities.
<b>AG</b>	To provide for Agricultural needs and to protect and enhance rural amenity.
<b>A</b>	To preserve and enhance Recreation and Amenity areas.

The Land Use Zoning Matrix lists the land-use activities referred to under each zoning objective. It indicates the acceptability or otherwise (in principle) of the specified land-uses in each zone.



Table 11: Land Zoning Matrix

Use Classes	TC	R	R1	LI	GI	AG	A	SP
Abattoir	x	x	x	x	√	o	x	x
Agricultural Buildings/Structures	x	x	x	x	x	√	o	x
Bed and Breakfast (new use only)	√	o	o	x	x	o	x	x
Betting Office/Amusement Centre	o	x	x	x	x	x	x	x
Caravan Park/Camping	x	x	x	x	x	o	o	x
Car Park	o	o	o	√	√	o	o	o
Cash and Carry Wholesale	o	x	x	√	o	x	x	x
Community Facility	√	o	o	o	x	o	o	√
Crèche/Nursery School	√	o	√	o	x	x	x	o
Dance hall/Disco/Cinema	√	x	x	x	x	x	x	x
Doctor/Dentist	√	o	o	x	x	x	x	o
Educational	√	o	o	x	x	x	x	√
Enterprise/Employment Centre	o	o	o	√	√	x	x	x
Funeral Home	o	x	x	o	x	x	x	x
Garden Centre	o	x	x	o	x	o	x	x
Guest House/Hostel (new use)	√	o	o	x	x	x	x	x
Haulage/bus/truck park/transport depot	x	x	x	x	√	x	x	x
Hotel/Motel (new use only)	√	o	o	x	x	x	x	x
Household Fuel Depot	x	x	x	o	√	o	x	x
Industrial – General	x	x	x	o	√	x	x	x
Industrial – Light	x	x	x	√	o	x	x	x
Motor Sales Outlet	o	x	x	√	o	x	x	x
Offices other than ancillary to main use	√	o	o	√	o	x	x	o
Petrol Station	o	x	x	o	o	x	x	x
Public House	√	x	x	x	x	x	x	x
Recreational Buildings	√	o	√	√	o	x	x	√
Recycling Facility	x	x	x	o	o	x	x	x
Refuse Transfer Station	x	x	x	x	√	o	x	x
Residential	√	√	√	x	x	o	x	o
Restaurant (new use only)	√	o	o	x	x	x	x	x
Retail Warehouse	o	x	x	o	x	x	x	x
Retirement/Nursing Home	o	o	√	x	x	o	x	o
Shop – Neighbourhood	√	o	o	x	x	x	x	x
Supermarket (< 2500sqm)	√	x	x	x	x	x	x	x
Service Garage	x	x	x	√	√	x	x	x
Take-Away	o	x	x	x	x	x	x	x
Veterinary Surgery (new use only)	o	o	o	o	x	o	x	x
Warehousing	x	x	x	√	√	x	x	x
<b>Permitted in Principle</b>	√							
<b>Open for Consideration</b>	o							
<b>Not Permitted</b>	x							

### **10.3 Enforcement**

In cases where development is carried out without planning permission or in breach of a permission granted, COSTC will initiate enforcement action where appropriate and in accordance with the Planning and Development Act 2000 (as amended). In considering whether, or not, to take enforcement proceedings the Planning Authority will accord due consideration to the provisions of planning legislation and the proper planning and sustainable development of the town. The Planning and Development Act 2000 (as amended) gives power to the Council to take enforcement action when development is started without planning permission, if conditions attached to permission are not complied with, or when other breaches of planning have occurred.

### **10.4 Development Contributions**

Carrick on Suir Town Council adopted a Development Contributions Schemes for the period 1<sup>st</sup> March 2009 to 28<sup>th</sup> February 2015. The Council may, when granting planning permission, attach conditions requiring the payment of contribution(s) in respect of public infrastructure and facilities benefiting development in its area. Funds raised through the contribution schemes are used for the provision and development of infrastructure and facilities. Copies of the Development Contribution Scheme are available at the offices of COSTC. All permitted developments will be subject to the requirements of the relevant Development Contributions Scheme.

Where specific exceptional costs not covered by the above are incurred, a special development contribution may be charged. Considerable sums of money have been and will continue to be expended by the Council in the provision of public services.

### **10.5 Bonds**

Developers will be required to give security to the Town Council in the form of a cash deposit, bank bond or insurance company bond, to ensure satisfactory completion and maintenance of the estate. Where appropriate, developments should be phased to ensure that the timely provision of amenities and services associated with the permitted development. To this effect the Council will impose conditions in terms of Section 34(4) (g) of the Planning and Development Act 2000 (as amended) on planning permissions. The developer will be required to provide written certification that infrastructural services have been completed to the required standards before the bond can be released.

### **10.6 Residential Development**

#### **10.6.1 Multi unit Residential Developments**

The Council will seek appropriate, efficient and sustainable development on all residentially zoned land and will apply the guidelines contained in the Planning Guidelines on Sustainable Residential Development in Urban Areas 2008 (DEHLG) and associated Best Practise Urban Design Manual or any amendments thereto as appropriate. The Council will require all development proposals to incorporate the standards set out in Table 12 below:

**Table 12: Minimum Standards for Multiple Unit Residential Development**

<b>Design</b>	The establishment of building design and urban design criteria by a suitably qualified Architect, experienced designer or similar, which shall place an emphasis on modern architecture with a varied building language, avoids standard suburban designs, enhances and augments local vernacular buildings/streetscapes. Opportunity shall be provided for landmark buildings at key nodes and focal points to promote legibility throughout the new development. All proposed residential units will attain high standards of energy efficiency, incorporating sustainable energy technologies, water conservation/reuse, ventilation, daylight analysis and bio-climatic site design.
<b>Density</b>	The density achieved by new residential development will be dictated by the site location, nature and scale of adjoining development and the quantitative and qualitative standard of the design proposed.
<b>Public Space</b>	<b>Open</b> Provision of at least <b>15%</b> of site area for public open space. Integration of buildings and public amenity areas to ensure overlooking and passive supervision. Provision of pedestrian and cycle linkages within and without the site. Existing vegetation such as hedgerows, trees and natural features shall be retained and incorporated into the design where practicable. Emphasis will be on high quality usable spaces.
<b>Housing mix</b>	Satisfactory mix of dwelling types including 1-2 bed room units with direct access from ground level, extendable/flexible housing which can accommodate change over their life cycle, semi-detached and detached units, serviced sites and large detached units on generous plots etc, ensuring that a range and choice of building types and sizes are available.
<b>Separation Distances</b>	A minimum separation distance of 4m between the gables of dwellings, 22m between directly opposing transparent windows at first floor level, 35m between directly opposing transparent windows at second floor level.

### 10.6.2 Development Impact Assessment (DIA)

New residential development proposals (which are subject to the provisions of Part V of the Planning and Development Act 2000 (as amended)) shall be accompanied by Development Impact Assessment (DIA) to be submitted at Planning Application stage. Scoping for DIA should consider the

- ✚ Impact of the proposed development on the visual qualities and distinctive characteristics of the town,
- ✚ A sequential approach to housing density based on the location of the site
- ✚ Phasing of the development
- ✚ Capacity of schools and childcare places
- ✚ Capacity of community facilities
- ✚ Open space
- ✚ Retail and other commercial uses
- ✚ Trip generation
- ✚ Car parking
- ✚ Pedestrian movements and general traffic safety and
- ✚ Infrastructure such as waste and surface water treatment/disposal and water supply.

Where constraints are identified in the assessment, the developer will be required to identify mitigating measures to address deficits and the Council will require that the assessment is submitted as part of the planning application. The Council will assess each development on its own merits, having regard to the statutory requirements of the development, the nature and use(s) proposed, the range of existing services available and having regard to other relevant policies and standards of the COSTDP 2013-2019. A DIA Guidance document is available from South Tipperary County Council Planning Section or from [www.southtippcoco.ie](http://www.southtippcoco.ie). Developers are encouraged to consult with the local community as part of the preparation of the Development Impact Assessment.

### 10.6.3 Justification Test

In addition to the requirements of DIA, the Council will consider new multi-unit residential development on lands zoned as Strategic Land Reserve (Phase 2) only where one or more of the following circumstances apply:

- (1) All phase 1 lands have been fully developed, or;
- (2) All phase 1 lands have been fully committed to development (i.e. where planning permission has been granted and where construction is underway), or,
- (3) In the case where all phase 1 lands have not been committed, it shall be proven that those uncommitted lands are unavailable for development or unserviceable.

AND where the justification test demonstrates the following;

- (4) The Phase 2 lands are readily serviceable and
- (5) There is a proven demand for new development based on a demonstrated lack of availability of housing and of potential infill sites for residential purposes on lands zoned for town centre or existing residential use and/or
- (6) There is an overriding justification for development on phase 2 lands based on an unforeseen demand for new housing.

#### 10.6.4 Apartments/Subdivision of existing residential units

##### *Minimum Sizes*

The design and layout of new apartments should provide satisfactory accommodation for a variety of household types and sizes – including families with children - over the medium to long term. Regard should be given to relevant Government Guidelines on this, including Sustainable Urban Housing: Design Standards for Apartments (DoEHLG, 2007). In general, apartments will be required to have the minimum floor areas measured internal wall to wall set out in Table 13 below:

One bedroom	45 sq.m
Two bedrooms	73 sq.m
Three bedrooms	90 sq.m

The standards apply to units on one floor; duplexes should provide the additional floor area required to provide for stairways and landings in accordance with the Building Regulations (approximately 10 sq. metres). All apartment schemes should provide for a mix of units; comprising of one bedroom, two-bedroom and family units. All living rooms, kitchens and bedrooms should minimise overlooking of adjoining/adjacent residences and should be so located so to avoid facing towards nearby high boundary or gable walls.

##### *Private Open Space for Apartments*

Private open space can be provided in the form of rear gardens or patios for ground floor units, and balconies at upper levels. It is important that in the latter case adequate semi-private or communal open space, in the form of landscaped areas, should also be provided. Roof gardens offer only limited potential in this regard, due to climatic and safety factors, and should not form the major share of such space. Private open space at ground floor level should receive some sunlight, but also needs some form of screening to ensure privacy. Balconies (or glass-screened “winter gardens”) need to be of a certain minimum width to be useful from an amenity viewpoint, being able to accommodate chairs and a small table. A minimum width of 1.5 metres for one-bedroom units, and 1.8 metres for apartments with 2 or more bedrooms, is recommended, generally extending for the full length of the external living room wall. While wider balconies might be desirable in certain cases, this has to be balanced against the need to avoid overshadowing the living room. Site conditions, such as elevations facing north or overlooking busy streets, or tall buildings, may diminish the amenity value of balconies. Balconies may not be appropriate in historic areas and in such cases; it will be the designer's responsibility to provide some form of compensating amenity for the occupants. This might take the form, for instance, of above-average sized living rooms and generous landscaped communal open spaces. Balustrade to balconies should be safe for children. Vertical privacy screens should generally be provided between adjoining balconies.

**Storage Facilities**

Provision should be made in apartments for general storage areas (additional to minimum kitchen presses and bedroom furniture) for bulky items not in daily use as per minimum storage areas set out in Table 14 below;

One bedroom	3 sq.m
Two bedrooms	5 sq.m
Three bedrooms	7 sq.m

**Granny flats**

A 'granny' flat refers to a sub-division or extension of a single dwelling unit to accommodate a member of the immediate family and is generally acceptable, provided it is not a separate detached unit and that it is possible to provide direct access to the remainder of the house. There shall be no permanent subdivision of the garden. The flat shall not be let or sold, other than as part of the overall property and shall revert to being part of the original house when no longer occupied by a family member. The design should ensure that the flat forms an integral part of the main dwelling unit capable of reintegration for single family use when no longer required. The principal requirement for any proposed domestic extension is that the design should have regard to the need for light and privacy of adjoining properties. The form and design of the existing building should be followed and the extension should integrate fully with the existing building by using similar detailing and window proportions. The character and form of the existing building should be respected and external finishes and window types should match the existing.

**10.7 Plot Ratio & Site Coverage**

Plot ratio is the relationship between site area and the total floor area of the buildings erected on it. The plot ratio is calculated by dividing the gross floor area of the building by the site area.

Plot ratio = Gross Floor Area divided by gross site area.

The purpose of plot ratio is to prevent adverse effects of both over-development and under-development on the amenity and the layout of buildings, to achieve desirable massing and height of buildings, to balance the capacity of the site and street frontages. It is recommended that a maximum plot ratio of 2.0 be set for the town centre and 1.0 for all other areas. The Planning Authority will permit higher plot ratios only in cases where exceptional standards of design are achieved.

The purpose of site coverage control is to prevent over-development, to avoid overshadowing and to protect rights to light of adjoining properties. The maximum normal site coverage for uses in all areas is 65%. In the town centre, site coverage may be allowed to increase up to 85% or up to the existing site coverage. In some cases, a higher percentage may be allowed, subject to the proper planning and sustainable development of the site.

Site coverage = Ground floor area divided by gross site area.

## 10.8 Serviced Sites

Serviced sites will be required to be a minimum of 0.10 ha (0.25 acres) unless in exceptional circumstances. Larger sites will be required for housing exceeding 250 sqm to allow sufficient space for private amenity, parking etc. The developer/landowner will be required to produce a Master Plan at the planning application stage showing the overall layout, house design guidelines, roads, services and landscaping for the serviced sites. Full planning permission must be sought by the developer/landowner for the site layout and development works and outline permission for the individual houses and the individual serviced sites must then be made available for sale to individual applicants wishing to build a house of their own design. The individual applicant must then apply for planning permission for the individual house.

## 10.9 Archaeological Heritage

It is the policy of the Council to ensure that archaeological material is not disturbed so that an opportunity will be given to investigate and record any material of archaeological value that may be found or to protect them in-situ on sites. Developers are advised to consult the Heritage Council's *Archaeology & Development: Guidelines for good practice for developers (2000)* in this regard. Permitted developments located within the Zone of Archaeological Potential and/or within close proximity to Recorded Monuments may be required as part of the planning application process or by condition on a grant of permission to carry out archaeological assessment, monitoring, testing or excavation within the area covered by the application/permission, either prior to the planning decision or prior to any development works proceeding on the site following the grant of planning permission. The Council, as a condition on such developments, may also consider the preservation of all or part of the archaeological remains in the area covered by the permission. Each planning application for development within the Zone of Archaeological Potential and within close proximity to recorded archaeological sites shall be assessed on its own merits.

- (a) An archaeological assessment shall establish the extent of archaeological material associated with the monument or site. This assessment shall also define the buffer area or area contiguous with the monument which will preserve the setting and visual amenity of the site.
- (b) The area of the monument and buffer shall not be included as part of the open space requirement demanded of a specific development but shall be additional to the required open space.
- (c) If a monument or place included in the Record of Monuments and Places (RMP) lies within the open space requirement of a development, a conservation plan for that monument is required as part of the landscape plan for that proposed open space.
- (d) Shall a monument or site included in the RMP be incorporated into a development the monument and attendant buffer area shall be ceded to Local Authority ownership once the development and associated landscaping works are complete so that the future protection of the monument can be assured.

## 10.10 Sustainable Building Design

The Council will encourage the energy efficient design of buildings and their layout and orientation on site and will seek to ensure that all new residential, commercial, industrial and other developments are designed to obtain maximum energy performance ratings during their construction, operation and lifetime use. Sustainable designs shall seek to provide units with zero-heating requirements through the use of innovative design solutions and innovative building/insulation materials. Where this is not feasible, designs shall incorporate alternative energy technologies such as bio-energy, solar energy, heat pumps and heat recovery, while

larger developments shall consider the use of district/block heating/cooling systems, combined heat and power and wind energy. All design solutions shall ensure reduced resource requirements during their life through surface water reuse and applicants for development shall demonstrate how such considerations are incorporated at pre planning and planning application stage.

The Council will seek to ensure that all development, whether new-build, redevelopment or renovation, will be undertaken so as to enhance the environment and shall conform to principles of sustainable development.

### 10.11 Parking & Loading

Table 15 sets out the Council's car parking requirements. In addition to the general car parking standards required, service bays may also be required. The Council will require the provision of off street car parking as part of new developments. The number of service parking bays will depend on the nature of the proposed business, and will be determined by the Council on a case by case basis. Where the developer is unable to meet the requirements relating to car parking, a contribution, commensurate with the shortfall in spaces, shall be paid to the Council to facilitate the provision of car parking facilities elsewhere.

Car parking shall be located, where possible, behind established building lines in the interest of good streetscape. Where parking is proposed to the front of a building, it is important that planting and/or boundary walls/railings are used to maintain the visual appearance of the area. In settlement centre mixed-use development proposals, consideration will be given to dual parking where peak times do not coincide. Where parking is associated with late night uses such as places of entertainment, car parking shall be sited so as to reduce noise disturbance to adjoining residents to a reasonable level. The following design dimensions shall apply and all parking facilities shall secure and be subject to passive supervision:

- (a) Each car space shall be 4.8m x 2.5m with 6.1m wide circulation aisles;
- (b) Loading bays shall be generally 9m x 5m (but at least 6m x 3m), and
- (c) Disabled spaces shall be 3m wide, with a one space per 20 provision

#### 10.11.1 Car Parking Standards

Table 15: Car-parking standards		
Land-use	Operational Standards	Non-Operational Standards
Cinema	4 spaces	1 space per 3 seats
Bars/Restaurant	0.5 space per staff member	1 space per 15 sqm public area
Clinics/Surgeries	1 space per staff member	2 spaces per consulting room
Caravan Park	1 space per staff member	2 space per unit of accommodation
Crèches	1 space per staff member	1 space per 4 children
Dance halls/Discos	0.5 space per staff member	1 space per 10 sqm.
Dwelling (up to 2 bedrooms)	Nil	1 space(s) per dwelling unit



Dwelling (3 bedrooms or more)	Nil	2 spaces per unit
Multi Residential Unit Development	2 visitor spaces per 5 dwelling units	1 space per 1 or 2 bed unit 2 spaces per 3 bed + unit
Golf courses	0.5 space per staff member	4 spaces per hole
Hotel/Motel/Guest House	0.5 space per staff member	1 space for every 2 bed spaces
Leisure Centre	0.5 space per staff member	1 space per 50 sqm.
Light Industry		1 space per 35 sqm plus 1 HGC space
Manufacturing	0.5 space per staff member	1 space per 35 sqm plus 1 HGV space
Nursing Homes	1 space per staff member	1 space per 4 residents
Offices	0.5 space per staff member	1 space per 35 sqm.
Retail Shops/Supermarkets	0.5 space per staff member	1 space per 20 sqm.
Retail Warehousing	1 space per staff member	1 space per 35 sqm.
Science & Technology Based Enterprises/Business Park	1 space per staff member	1 space per 25 sqm.
Warehousing	1 space per staff member	1 space per 100 sqm.
Other	Individual assessment	Individual assessment

### 10.11.2 Cycle Facilities

In assessing new development proposals the Council will have regard to its policy on cycle facilities. The Council will require provision of cycle routes within new residential and employment developments and provision of secure bicycle parking facilities within new developments, including commercial and office developments and residential proposals. Proposals for cycle facilities should be identified at planning stage.

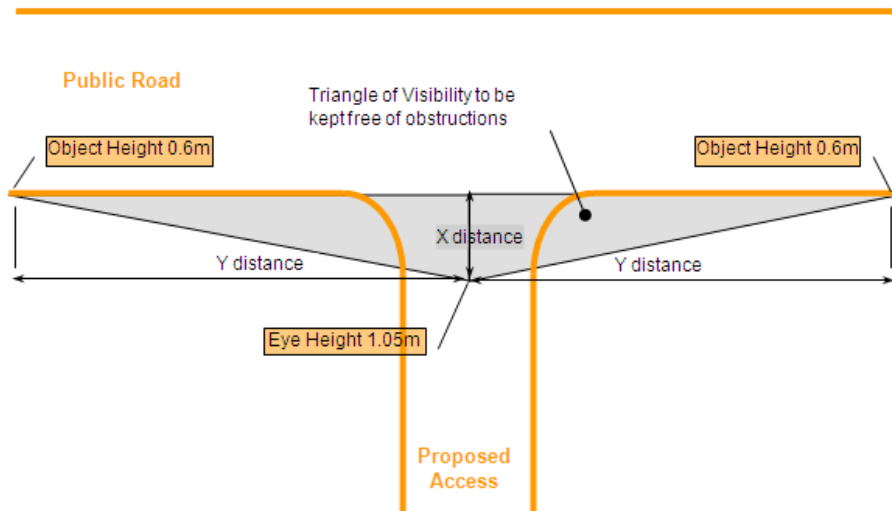
### 10.12 Traffic & Road Safety

In the interest of safety for all road users, the sight lines set out in Table 8 are required for all development that proposes vehicular access onto the public road network. Adequate sight visibility at the entrance to the development is vital to enable you to see oncoming traffic when using the entrance and also to enable other road users to see you when you are waiting at the entrance. In exceptional circumstances such as demolition of a dwelling and rebuilding of a dwelling, a derogation of sightline requirements may be considered subject to a net road safety benefit being achieved with the agreement of the Roads Section of the Council.

Table 16: Sight Line Requirements	'Y' Distance
Roads with 100kph speed limits	215m
General Regional Roads	130m
General Local Roads greater than 4.25m wide <sup>18</sup>	90m
Local Roads 4.25m wide <sup>1</sup> or less and all Local Tertiary Roads	70m
Within 50kph speed limits (built up areas)	70m
Within 60kph speed limits (built up areas)	90m

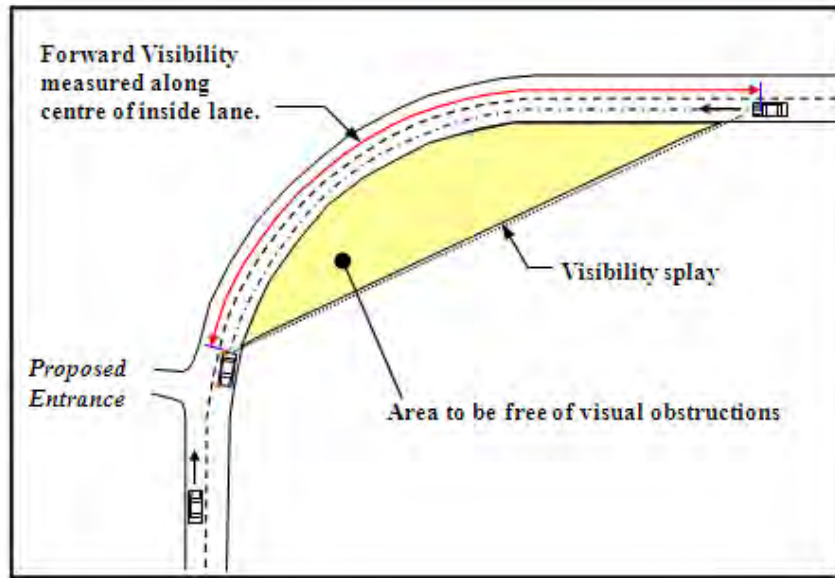
The sight visibility triangle is measured at the proposed entrance from a set-back distance of 4.5m (the 'X' distance) from the road edge at the centre of the entrance, to points in both directions on the nearside road edge which are the sight distance ('Y' distance) away. For lightly used accesses, for example those serving a single dwelling or a cul-de sac development of not more than 2 no. dwellings, then the set-back 'X' distance may be reduced to 2.4m. The Value of the sight distance 'Y' relates to typical road speeds and can be obtained from Table 16.

Figure 12: Site Visibility Triangle



<sup>18</sup> Road width refers to the typical road width (over approximately 70% of the road) when approaching an entrance rather than the width at the entrance.

Figure 13: Forward Safe Stopping Distances



Proposals for developments with access from roads that are insufficient in width to cater for passing vehicular traffic will be required to upgrade the width/alignment of the lane or provide passing bays. Any such upgrade or passing bays will be required to be a minimum of 6 metres in width while the separation distances between passing bays will be dependent on the alignment of the road and other local conditions. All such development proposals will be considered on a case by case basis having regard to the anticipated traffic generated by the proposal and the volume and type of traffic using the road and shall be subject to the agreement of the landowner(s) on the lane. Where certain types of large-scale developments are proposed, the Planning Authority will require traffic and transport assessment in accordance with recommendation from the National Roads Authority (NRA). Further details of these can be obtained from the NRA HD 19/09 Road Safety Audit and the NRA Traffic and Transport Assessment Guidelines 2007. Thresholds for development types and sizes, which may be subject to these requirements, are set out in the Traffic Management Guidelines 2003 and in Section 2 of NRA Traffic and Transport Assessment Guidelines 2007. In particular the Council will insist on the satisfactory completion of stage 1, 2 and 3 Road Safety Audits.

### 10.13 Traffic Calming

The Council will ensure all new public roads and residential layouts are traffic calmed in accordance with the recommendations in the "Traffic Management Guidelines" jointly issued by the Department of the Environment, Heritage and Local Government (DEHLG), the Department of Transport (DOT) and the Dublin Transportation Office (DTO).

### 10.14 Public Transport – Smarter Travel

The Council will require the identification of bus stops and potential linkages for new bus routes, within or within easy access to new large scale residential and employment development. In assessing proposals for development on lands zoned for residential development lands as set out in Land Use Zoning Map 1, the Council will seek the provision for and identification of facilities for public transport, especially to and from the town centre and schools.

### 10.15 Access for the Disabled

In the design of buildings and public utilities and facilities to which the public could be expected to have access, special consideration will be given to the accommodation of people with disabilities in accordance with the requirements of the Part M of the Building Regulations, 2000 and the advice set out in Buildings for Everyone (1998) as issued by the National Rehabilitation Board.

### 10.16 Petrol Filling Stations

The traditional role of filling stations is expanding to include the provision of general convenience retail and sometimes delicatessen. Petrol filling stations can provide a wide range of retail goods in an associated shop. While the important role of such provision is recognised, such shops shall, in general, remain secondary to the use as a filling station. The Guidelines for Planning Authorities, Retail Planning published by the DoECLG in 2012 stipulates that generally the maximum net retail floor space shall not exceed 100sqm. Where floor areas in excess of this figure are proposed, the development shall be subject to the retail sequential test approach.

The Council will facilitate new filling stations or redevelopment of existing stations on appropriately zoned land where they comply with the following:

- The proposed development is in accordance with land use zoning objectives;
- The net retail sales area does not exceed 100 sqm or detract from the viability and vitality of the town centre;
- The proposed development complies with the requirements of the Guidelines for Planning Authorities, Retail Planning published by the DoECLG in 2012, or amendments thereto; and,

The Council will require compliance with the requirements of S.I. 311 of the 1979 Dangerous Substances (Retail and Private Petroleum Stores Regulations), Building Regulations 2000 and the following:

- (a) A minimum of frontage of 30m within a 50 kph area and 45m in other speed limit areas;
- (b) A minimum distance of 7m from the pump island to the road boundary;
- (c) Two access points, between 7-9m wide, with a minimum junction radius of 10.7m;
- (d) A minimum distance of 50m from entrance to nearest major junction and 25m to nearest minor junction;
- (e) A footpath of 2m wide with 0.5m high wall along the front boundary;
- (f) A petrol/oil interceptor to the surface water drainage;
- (g) Adequate facilities for storage of refuse and waste on site;
- (h) A scheme of landscaping;
- (i) Any associated retail unit shall cater for motor related goods, and ancillary convenience type shops limited to a floor area not exceeding 100 square metres gross. An associated workshop may be permitted where there is no adverse effect on the amenities of the area.

### 10.17 Childcare Facilities

The Council recognise the social, educational and economic important of encouraging the development of a broad range of childcare facilities within the Town and Environs. It is also recognise that childcare must be conveniently located. Childcare is taken to mean full day-care and sessional facilities and services for pre-school children and school-going children out of school hours. It includes services involving care, education and socialisation opportunities for children and therefore includes pre-schools, day-care services, crèches, playgroups and after-school groups. The provision of amenable and accessible childcare is an important aspect in the proper planning and sustainable development of new and existing communities.

It is the policy of the Council to implement the Childcare Facilities – Guidelines for Planning Authorities as published by the DOELG in 2001. Where a large housing development is proposed, i.e. seventy five houses or more the planning authority will require the provision of a purpose built unit for childcare on the site which shall have regard to the existing level of childcare provision in the area. The Council will operate this requirement in a flexible manner through liaisons with the South Tipperary County Childcare Committee

In general childcare facilities will be assessed on the following:

- The suitability of the site/premises for the type and size of facility proposed, taking into consideration the effects on the existing amenities of the area.
- Adequacy of vehicular and pedestrian access and parking provisions,
- which may be required to include satisfactory and safe collection/drop-off areas where appropriate, for both customers and staff where it is merited
- By the scale of the development and the resultant intensity of vehicular movements.
- Provision of an adequate outdoor play area within the curtilage of all full day care facilities. This outdoor play area shall be so located to have minimum impact on the amenity of surrounding properties, particularly in residential areas and should also be separate from car parking and service areas.
- The design of the structure and capability of it being assimilated satisfactorily in to the built environment.
- Ease of accessibility for all.

Applications for crèches, playschools and preschool facilities shall be accompanied with information in relation to details of the proposed opening times, proposed number and age range of children, proposed number of staff, internal floor areas devoted to crèche, excluding areas such as kitchens, toilets, sleeping and other ancillary areas, details of external play areas and car parking arrangements for both parents and staff. Developers are advised to refer to the Guidelines on Childcare Facilities.

### 10.18 Shopfronts & Advertising Signage

Planning applications for new shop fronts and signage will be considered on their own merits and the sympathetic integration of the proposal into its setting is important. All proposals for new shop fronts should have regard to the guidelines set out in Section 7.1.2 even if located outside of the ACA.

The Planning Authority will endeavour to improve the quality of advertisement and shop front design within the Plan area and to retain traditional shop fronts of importance to the character

of the town centre. The replacement of original shop fronts in a poor condition with new shop fronts can have a negative impact on the character of the town centre. Careful repairs can make good a neglected shop front without incurring the considerable cost of a new shop front. In addition, refurbishment of shop fronts can often offer an opportunity to strip away later additions and to re-establish the proportions and details of the original framework. Modern shop fronts are not appropriate in certain old buildings. Where new shop fronts are acceptable the quality of design and finish should be of the highest standard. Where existing shop fronts are of no special merit, total replacement with a contemporary design is acceptable and if sensitively handled can greatly enhance the appearance of the whole street. As a general principal fascia signs and projecting signs should be simple in design, not excessive in illumination or size.

### **Security Shutters**

The external fitting of security shutters does not constitute exempt development and can affect the character and appearance of the property to which they are fitted and the overall streetscape. Therefore the Council will seek alternative proposals for security shutters, which meet the requirements of the Council. Security shutters, if required, for the building shall be located behind the window display and shall be of the lattice see-through type and shall be coloured similar to the shop front. This will ensure that the building shall maintain a reasonable external appearance outside of the normal shopping hours in order to maintain a high standard of external appearance at all times.

### **10.19 Domestic Extensions**

The design and layout of extensions to houses should have regard to the amenities of adjoining properties particularly as regards sunlight, daylight and privacy. The character and form of the existing building should be respected and external finishes and window types should match the existing.

The Council will generally seek to implement the following guidelines in respect of residential extensions:

- (a) the extension should generally be subordinate to the main building;
- (b) the form and design should integrate with the main building, following window proportions, detailing and finishes, including texture, materials and colour;
- (c) a pitched roof will be required except on some small single storey extensions;
- (d) designs should have regard for the amenities of the neighbouring residents, in terms of light and privacy; and
- (e) flush roof lights are preferable to dormer windows.

### **10.20 Industrial Development**

The minimum standards for light and general industrial developments are set out in Table 17;

<b>Table 17: Minimum Standards for Industrial Developments</b>	
Access	Multi-unit developments shall have a single access. Access roads shall have a minimum carriageway width of 7.5m with 1.3m wide grass strip and 2m wide footpath(s).
Site Layouts	Adequate space shall be provided for the loading and unloading of goods and the manoeuvring of vehicles within the site. Turning space for 15 metre articulated vehicles and 9 metre fixed axle vehicles. Building line set back of at

	least 12 metres from estate roadside boundaries.
Design Scheme	Multi-unit industrial proposals shall submit a detail design scheme; to set out proposed design approach and materials and finishes to be applied throughout the entire scheme. The design scheme shall ensure that the overall development implements a uniform approach to design and finishes.
Boundary treatment & Landscaping	A comprehensive boundary treatment and landscape plan providing for details of uniform approach to boundary treatment and planting shall accompany applications. Existing trees and hedgerows shall be incorporated where practicable and new planting shall utilise trees and shrubs that are indigenous to the area. All services shall be laid underground.
Use	Full details of the proposed use, including industrial processes involved, any toxic materials, chemicals or solvents used, shall be submitted with the planning application if known. Changes in use may require the grant of a new planning permission in accordance with the Planning & Development Regulations 2001 (as amended).
Storage of Goods & Fuels	Goods, including raw materials, manufactured goods, packaging, crates etc., shall be stored or displayed only within the enclosed factory or industrial unit area behind the front building line. All over-ground oil, chemical storage tanks shall be adequately banded to protect against spillage. Provide adequate storage to facilitate the segregation & storage of waste materials at source.
Signage	Within the curtilage of industrial estates, signage shall be restricted to a single sign identifying all occupiers of the site at the entrance and to fingerpost signs at junctions throughout the estate where the Council considers such necessary.

### 10.21 Waste Water Treatment Infrastructure

The Waste Water Treatment Plant currently has spare capacity to accommodate new development over the life of the Plan. The Planning Authority will attach a condition to all grants of planning permission requiring that separate storm water and the combined sewer infrastructure is provided within a site to allow for connection to a future storm water line. Larger developments will be required to provide a dedicated Storm Water line to an outfall.

### 10.22 Water Supply

The Water Production facility has spare capacity but infrastructural upgrades such as upsizing of pipes in the vicinity of developments may be necessary due to pressure requirements. See Section 6.2 regarding possible requirement for additional booster pumps.

### 10.23 Taking in Charge

The Council has prepared a policy for the 'Taking in Charge of Residential Developments'. This document provides guidance as to the Councils requirements prior to the taking in charge of a development. Sub-surface infrastructure and networks and roads and services etc will not be

taken in charge and no bonds will be returned prior to the submission details in accordance with Council policy, for the written agreement of the Council.

#### **10.24 Housing on Agriculturally Zoned Lands**

One-off housing proposals on lands zoned for agriculture shall comply with the relevant policies of the COSTDP 2013 and the South Tipperary Rural Design Guide for Individual Houses in the Countryside (see County Development Plan at [www.southtippcoco.ie](http://www.southtippcoco.ie)), which provides detailed guidance.

Where on site effluent disposal systems are proposed a site suitability report is required. This Report demonstrates the suitability of the site to accept septic tank effluent, in accordance with the Code of Practice Wastewater Treatment and Disposal Systems serving Single Houses published by the EPA in 2009. Site suitability assessments should be carried out by a person/s listed as approved by the Planning Authority on its list of approved site suitability assessors.

#### **10.25 Noise**

All new development shall satisfy the requirements of S.I No 140 of 2006 Environmental Noise Regulations.

#### **10.26 Planning for Watercourses in the Urban Environment**

It is a requirement of this Plan that;

- a) All new riverside developments shall be required to satisfy high qualitative and quantitative standards for the layout and design in new developments ensuring that the River is integrated into any design proposal.
- b) Any applications for development along the river should have regard to "Planning for watercourses in urban environment" produced by Inland Fisheries Ireland.